

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/318 Cotham Road Kew VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Kew

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

367 Cotham Road Kew VIC 3101	\$2,213,000	24-Feb-21
2/1 Mountain Grove Kew VIC 3101	\$1,850,000	28-Nov-20
1/65 Normanby Road Kew VIC 3101	\$1,651,000	01-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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Carol Ng

M 0458883808

E carol.ng@dpgproperty.com



367 Cotham Road Kew VIC 3101

Sold Price

\$2,213,000

Sold Date

24-Feb-21

3 3 2

Distance

0.37km



2/1 Mountain Grove Kew VIC 3101

Sold Price

\$1,850,000

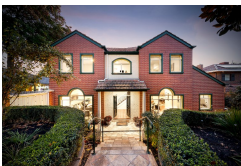
Sold Date

28-Nov-20

2 2 2

Distance

0.47km



1/65 Normanby Road Kew VIC 3101

Sold Price

^{RS} **\$1,651,000**

Sold Date

01-May-21

3 2 2

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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