

## 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	220 Cotham Road, Kew Vic 3101
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$2,500,000
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#### Median sale price

Median price	\$2,150,000	House	X	Unit		Suburb	Kew
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

#### 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 six 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
1	1277 Burke Rd KEW 3101	\$2,500,000	15/11/2017
2	61 Power St HAWTHORN 3122	\$2,470,000	16/09/2017
3	992 Burke Rd BALWYN 3103	\$2,460,000	11/11/2017

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 six months.



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,500,000  
**Median House Price**  
 December quarter 2017: \$2,150,000

## Comparable Properties



1277 Burke Rd KEW 3101 (VG)

Agent Comments

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**Price:** \$2,500,000  
**Method:** Sale  
**Date:** 15/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 866 sqm approx



61 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

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**Price:** \$2,470,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 757 sqm approx



992 Burke Rd BALWYN 3103 (REI)

Agent Comments

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**Price:** \$2,460,000  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 773 sqm approx