

STATEMENT OF INFORMATION

109/140 COTHAM ROAD, KEW, VIC 3101

PREPARED BY AUSTRALIAN PROPERTY SERVICES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



109/140 COTHAM ROAD, KEW, VIC 3101



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **520,000 to 530,000**

MEDIAN SALE PRICE



KEW, VIC, 3101

Suburb Median Sale Price (Unit)

\$709,944

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



25/912 GLENFERRIE RD, KEW, VIC 3101



Sale Price

***\$468,000**

Sale Date: 13/05/2017

Distance from Property: 60m



1/21 AUBURN GR, HAWTHORN EAST, VIC 3123



Sale Price

\$555,000

Sale Date: 04/05/2017

Distance from Property: 2.1km



13/2 BROOK ST, HAWTHORN, VIC 3122



Sale Price

\$550,000

Sale Date: 29/04/2017

Distance from Property: 2km



This report has been compiled on 12/12/2017 by Australian Property Services. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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304/151 BURWOOD RD, HAWTHORN, VIC

 1  1  1

Sale Price

\$490,000

Sale Date: 26/04/2017

Distance from Property: 1.8km



3/3 GLENROY RD, HAWTHORN, VIC 3122

 1  1  1

Sale Price

\$535,000

Sale Date: 08/04/2017

Distance from Property: 2.4km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

109/140 COTHAM ROAD, KEW, VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: 520,000 to 530,000

Median sale price

Median price \$709,944

House

Unit

X

Suburb KEW

Period 01 October 2016 to 30 September 2017

Source

 pricefinder

Comparable property sales

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
25/912 GLENFERRIE RD, KEW, VIC 3101	*\$468,000	13/05/2017
1/21 AUBURN GR, HAWTHORN EAST, VIC 3123	\$555,000	04/05/2017
13/2 BROOK ST, HAWTHORN, VIC 3122	\$550,000	29/04/2017
304/151 BURWOOD RD, HAWTHORN, VIC 3122	\$490,000	26/04/2017

3/3 GLENROY RD, HAWTHORN, VIC 3122	\$535,000	08/04/2017
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