

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

#### PROPERTY OFFERED FOR SALE

**211/140 Cotham Road, Kew, VIC 3101**

#### INDICATIVE SELLING PRICE

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

**Single Price \$650,000**

#### MEDIAN SALE PRICE

**Median price \$645,000 | Unit | Kew (3101)**

**Period - From 26 September 2016 to 25 September 2017 | Source - Realestate**

#### 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
<b>3/29 MARY ST, KEW VIC 3101</b>	<b>\$672,000</b>	<b>03/06/2017</b>
<b>11/912 GLENFERRIE RD, KEW VIC 3101</b>	<b>\$660,000</b>	<b>20/02/2017</b>
<b>7/174 COTHAM RD, KEW VIC 3101</b>	<b>\$630,000</b>	<b>20/02/2016</b>