

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

Range between	\$2,250,000	&	\$2,300,000
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Median sale price

Median price	\$2,710,000	House	X	Unit		Suburb	Kew
Period - From	01/01/2018	to	31/03/2018	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	6 Hillcrest Av KEW 3101	\$2,500,000	14/05/2018
2	158 Eglinton St KEW 3101	\$2,325,000	03/03/2018
3	47 Parkhill Rd KEW 3101	\$2,215,000	17/03/2018

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.



4 2 1

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

Indicative Selling Price
\$2,250,000 - \$2,300,000
Median House Price
March quarter 2018: \$2,710,000

Comparable Properties



6 Hillcrest Av KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$2,500,000
Method: Auction Sale
Date: 14/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 569 sqm approx



158 Eglinton St KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$2,325,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 435 sqm approx



47 Parkhill Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$2,215,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 812 sqm approx