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

1/1 Kinkora Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$950,000		&		\$1,045,000				
Median sale p	rice								
Median price	\$563,250	Pro	operty Type	Unit			Suburb	Hawthorn	
Period - From	27/11/2022	to	26/11/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	7/150 Power St HAWTHORN 3122	\$872,000	15/11/2023
2			
3			

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.

This Statement of Information was prepared on:

27/11/2023 16:26









Property Type: Unit Agent Comments Lloyd Lawton 03 9810 5054 0403229433 lloydlawton@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median Unit Price 27/11/2022 - 26/11/2023: \$563,250

Comparable Properties



7/150 Power St HAWTHORN 3122 (REI)



Price: \$872,000 Method: Auction Sale Date: 15/11/2023 Property Type: Unit Agent Comments

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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propertydata



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