

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$563,250 Property Type Unit Suburb Hawthorn

Period - From 27/11/2022 to 26/11/2023 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	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

## Comparable Properties



**7/150 Power St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$872,000

**Method:** Auction Sale

**Date:** 15/11/2023

**Property Type:** Unit

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.