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	1/1 Monaro Road, Kooyong Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,080,000	Pro	perty Type	Unit		Suburb	Kooyong
Period - From	30/01/2023	to	29/01/2024		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

Add	dress of comparable property	Price	Date of sale
1	1/10 Willow St MALVERN 3144	\$1,606,000	16/12/2023
2	2/111 Kooyongkoot Rd HAWTHORN 3122	\$1,585,000	18/11/2023
3	5/350 Auburn Rd HAWTHORN 3122	\$1,500,000	12/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/01/2024 11:13





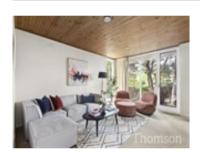




Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 Median Unit Price 30/01/2023 - 29/01/2024: \$1,080,000

Comparable Properties



1/10 Willow St MALVERN 3144 (REI)

3



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Price: \$1,606,000 **Method:** Auction Sale **Date:** 16/12/2023

Property Type: Townhouse (Res)

Agent Comments



2/111 Kooyongkoot Rd HAWTHORN 3122

(REI/VG)





Price: \$1,585,000 Method: Auction Sale Date: 18/11/2023

Property Type: Townhouse (Res)

Agent Comments



5/350 Auburn Rd HAWTHORN 3122 (VG)

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Price: \$1,500,000 Method: Sale Date: 12/10/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000



