

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 Monaro Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,080,000 Property 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	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 comparable properties 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



4 2 3

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)

Agent Comments

3 2 2

Price: \$1,606,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Townhouse (Res)



2/111 Kooyongkoot Rd HAWTHORN 3122 (REI/VG)

Agent Comments

4 2 3

Price: \$1,585,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)



5/350 Auburn Rd HAWTHORN 3122 (VG)

Agent Comments

3 - -

Price: \$1,500,000

Method: Sale

Date: 12/10/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9864 5000