

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

1/1b Kinkora Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$542,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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	7/12 Berkeley St HAWTHORN 3122	\$748,000	09/12/2023
2	8/110 Liddiard St HAWTHORN 3122	\$737,500	10/02/2024
3	13/62 Mary St KEW 3101	\$696,000	08/03/2024

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:

18/03/2024 11:52



2 1 1

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

December quarter 2023: \$542,500

Comparable Properties



7/12 Berkeley St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$748,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Apartment



8/110 Liddiard St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$737,500

Method: Auction Sale

Date: 10/02/2024

Property Type: Apartment



13/62 Mary St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$696,000

Method: Sold Before Auction

Date: 08/03/2024

Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017