

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 1/2 Kooyongkoot Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,425,000 Property Type Townhouse Suburb Hawthorn
Period - From 05/02/2023 to 04/02/2024 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	2/765 Burwood Rd HAWTHORN EAST 3123	\$1,527,000	18/11/2023
2	3/2 Kooyongkoot Rd HAWTHORN 3122	\$1,400,000	12/08/2023
3	5/39 Wattle Rd HAWTHORN 3122	\$1,369,000	05/10/2023

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: 05/02/2024 11:58



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Townhouse Price
05/02/2023 - 04/02/2024: \$1,425,000

Comparable Properties



2/765 Burwood Rd HAWTHORN EAST 3123
(REI/VG)

Agent Comments

3 2 2

Price: \$1,527,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit



3/2 Kooyongkoot Rd HAWTHORN 3122
(REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Unit



5/39 Wattle Rd HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 1

Price: \$1,369,000
Method: Auction Sale
Date: 05/10/2023
Property Type: Townhouse (Res)

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