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	&	\$1,450,0	000				
Median sale price								
Median price \$	61,425,000	Property Type	Townhouse	Suburb	Hawthorn			
Period - From	05/02/2023	to 04/02/2024	. Sc	ource 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.

Add	dress 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









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)

3/2 Kooyongkoot Rd HAWTHORN 3122



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

Agent Comments

Agent Comments

Agent Comments



(REI/VG) Price: \$1,400,000

Method: Auction Sale Date: 12/08/2023 Property Type: Unit



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



Price: \$1,369,000

Method: Auction Sale Date: 05/10/2023 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000



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