

# 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

104 Elizabeth Street, Kooyong Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$2,155,000 Property Type House Suburb Kooyong

Period - From 20/02/2023 to 19/02/2024 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 | 2/33 Iris Rd GLEN IRIS 3146          | \$1,520,000 | 16/12/2023   |
| 2 | 322 Riversdale Rd HAWTHORN EAST 3123 | \$1,450,000 | 13/12/2023   |
| 3 | 1/285 Tooronga Rd GLEN IRIS 3146     | \$1,300,000 | 08/02/2024   |

**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:

20/02/2024 15:24



**Property Type:** House  
**Land Size:** 360 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000

**Median House Price**  
20/02/2023 - 19/02/2024: \$2,155,000

## Comparable Properties



2/33 Iris Rd GLEN IRIS 3146 (REI/VG)

**Agent Comments**



**Price:** \$1,520,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)



322 Riversdale Rd HAWTHORN EAST 3123 (REI)

**Agent Comments**



**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** House  
**Land Size:** 382 sqm approx



1/285 Tooronga Rd GLEN IRIS 3146 (REI)

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 08/02/2024  
**Property Type:** Townhouse (Single)