Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

104 Elizabeth Street, Kooyong Vic 3144
1

Indicative selling price

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

Range between \$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$2,155,000	Pro	perty Type	louse		Suburb	Kooyong
Period - From	20/02/2023	to	19/02/2024	S	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.

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



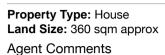


Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

\$1,350,000 - \$1,450,000 **Median House Price** 20/02/2023 - 19/02/2024: \$2,155,000

Indicative Selling Price





Comparable Properties



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





Price: \$1,520,000 Method: Auction Sale Date: 16/12/2023

Property Type: House (Res)

Agent Comments



322 Riversdale Rd HAWTHORN EAST 3123

(REI)





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



1/285 Tooronga Rd GLEN IRIS 3146 (REI)





Price: \$1,300,000 Method: Private Sale Date: 08/02/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



