## 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

12/414 Glenferrie Road, Kooyong Vic 3144

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$1,080,000	Pro	operty Type	Unit			Suburb	Kooyong
Period - From	22/04/2023	to	21/04/2024		So	urce	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	6/601 Toorak Rd TOORAK 3142	\$780,000	06/04/2024
2	6/514 Glenferrie Rd HAWTHORN 3122	\$770,000	29/12/2023
3	3/18 Myamyn St ARMADALE 3143	\$760,000	17/02/2024

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:

22/04/2024 12:26









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price 22/04/2023 - 21/04/2024: \$1,080,000

# **Comparable Properties**



6/601 Toorak Rd TOORAK 3142 (REI)



Price: \$780,000 Method: Auction Sale Date: 06/04/2024 Property Type: Apartment Agent Comments



6/514 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$770,000 Method: Private Sale Date: 29/12/2023 Property Type: Apartment



3/18 Myamyn St ARMADALE 3143 (REI)



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Agent Comments

Price: \$760,000 Method: Auction Sale Date: 17/02/2024 Property Type: Apartment

#### Account - RT Edgar | P: 03 9826 1000



propertydata

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