

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 2/111 Kooyongkoot Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,375,500 Property Type Townhouse Suburb Hawthorn

Period - From 25/10/2022 to 24/10/2023 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	12 Through St HAWTHORN 3122	\$1,538,000	16/09/2023
2	1b Hastings Rd HAWTHORN EAST 3123	\$1,430,000	21/10/2023
3	2/59 Aintree Rd GLEN IRIS 3146	\$1,400,000	14/10/2023

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: 25/10/2023 10:23



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Townhouse Price
25/10/2022 - 24/10/2023: \$1,375,500

Comparable Properties



12 Through St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,538,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

1b Hastings Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 286 sqm approx



2/59 Aintree Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000