## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/111 Kooyongkoot Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betweer	\$1,450,000		&		\$1,550,000				
Median sale p	rice								
Median price	\$1,375,500	Pro	operty Type	Том	nhouse		Suburb	Hawthorn	
Period - From	25/10/2022	to	24/10/2023		So	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.

Ad	dress 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)



Price: \$1,538,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Agent Comments

Agent Comments

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)



Price: \$1,400,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000

propertydata



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