

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

20 Avenel Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$4,055,000 Property Type House Suburb Kooyong

Period - From 30/08/2022 to 29/08/2023 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	34 Leura Gr HAWTHORN EAST 3123	\$3,210,000	12/08/2023
2	3 Cressy St MALVERN 3144	\$3,200,000	09/03/2023
3	62 Stanhope St MALVERN 3144	\$3,040,000	18/03/2023

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:

30/08/2023 11:47



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

30/08/2022 - 29/08/2023: \$4,055,000

Comparable Properties



34 Leura Gr HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 1

Price: \$3,210,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 581 sqm approx



3 Cressy St MALVERN 3144 (REI/VG)

Agent Comments

3 1 2

Price: \$3,200,000

Method: Auction Sale

Date: 09/03/2023

Property Type: House

Land Size: 651 sqm approx



62 Stanhope St MALVERN 3144 (REI/VG)

Agent Comments

4 2 2

Price: \$3,040,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 680.77 sqm approx

Account - Jellis Craig | P: 03 9864 5000