

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 30/3 Kooyongkoot Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/10/2022 to 30/09/2023 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	23/3 Kooyongkoot Rd HAWTHORN 3122	\$495,000	02/09/2023
2	18/46-48 Elphin Gr HAWTHORN 3122	\$480,000	06/07/2023
3	12/64 Auburn Rd HAWTHORN 3122	\$450,000	20/10/2023

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: 14/11/2023 16:07



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending September 2023: \$580,000

Comparable Properties



23/3 Kooyongkoot Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$495,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Apartment



18/46-48 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 06/07/2023

Property Type: Apartment



12/64 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$450,000

Method: Sold Before Auction

Date: 20/10/2023

Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199