

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

203/92 Kinkora Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$593,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2022 to 31/03/2022 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	G1/567 Glenferrie Rd HAWTHORN 3122	\$458,000	14/05/2022
2	6/184 Auburn Rd HAWTHORN 3122	\$447,500	22/02/2022
3	11/570 Glenferrie Rd HAWTHORN 3122	\$425,000	09/03/2022

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:

24/06/2022 11:52



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$420,000 - \$460,000
Median Unit Price
 March quarter 2022: \$593,000

Comparable Properties



G1/567 Glenferrie Rd HAWTHORN 3122 (REI) **Agent Comments**

1
 1
 1

Price: \$458,000
Method: Private Sale
Date: 14/05/2022
Property Type: Apartment



6/184 Auburn Rd HAWTHORN 3122 (REI/VG) **Agent Comments**

1
 1
 1

Price: \$447,500
Method: Private Sale
Date: 22/02/2022
Property Type: Apartment

11/570 Glenferrie Rd HAWTHORN 3122 (REI/VG) **Agent Comments**

1
 1
 1

Price: \$425,000
Method: Private Sale
Date: 09/03/2022
Property Type: Apartment