

Nicholas McLean 03 9809 2000 0410 320 700

nicholas.mclean@noeljones.com.au

### 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

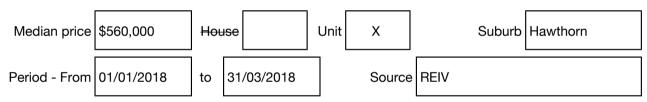
105-92 Kinkora Road, Hawthorn Vic 3122

#### Indicative selling price

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

Range between	\$600,000	&	\$660,000	

#### Median sale price



#### 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	308/6 Lisson Gr HAWTHORN 3122	\$690,000	12/05/2018
2	1/50 Liddiard St HAWTHORN 3122	\$675,000	24/03/2018
3	2/21 Glen St HAWTHORN 3122	\$641,000	07/03/2018

#### 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.

#### Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537

propertydata

#### Generated: 25/05/2018 11:15

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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**Indicative Selling Price** 





Rooms: Property Type: Apartment Land Size: 81 Internal- 21 External sqm approx

Agent Comments

\$600,000 - \$660,000 **Median Unit Price** March quarter 2018: \$560,000 ernal

This spacious and sophisticated first floor apartment within a boutique group of only 26, offers a smart open plan Casearstone kitchen with island bench, Smeg appliances and drawer dishwasher. Integrated with the spacious dining and lounge areas, sliding doors open out to the generous entertaining terrace. The two double bedrooms are complete with BIR<sup>II</sup> s. With a luxuriously large bathroom, study nook and entrance alcove, the proportions are generous. Includes Euro laundry, video intercom security, lift access, secure basement car space and storage cage.

## **Comparable Properties**

308/6 Lisson Gr HAWTHORN 3122 (REI) 2 1 1 1 Price: \$690,000 Method: Auction Sale Date: 12/05/2018 Rooms: 3 Property Type: Apartment	Agent Comments
1/50 Liddiard St HAWTHORN 3122 (REI)   2 1   Price: \$675,000   Method: Auction Sale   Date: 24/03/2018   Rooms: 4   Property Type: Apartment	Agent Comments
2/21 Glen St HAWTHORN 3122 (REI/VG) 2 1 1 1 1 Price: \$641,000 Method: Sold Before Auction Date: 07/03/2018 Rooms: - Property Type: Apartment	Agent Comments

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