

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

Median price \$560,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/01/2018

to

31/03/2018

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	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.



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

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 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)**

Agent Comments

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Price: \$690,000**Method:** Auction Sale**Date:** 12/05/2018**Rooms:** 3**Property Type:** Apartment**1/50 Liddiard St HAWTHORN 3122 (REI)**

Agent Comments

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Price: \$675,000**Method:** Auction Sale**Date:** 24/03/2018**Rooms:** 4**Property Type:** Apartment**2/21 Glen St HAWTHORN 3122 (REI/VG)**

Agent Comments

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Price: \$641,000**Method:** Sold Before Auction**Date:** 07/03/2018**Rooms:** -**Property Type:** Apartment