



**Rooms:**  
**Property Type:** Flat  
**Land Size:** 2338.019 sqm  
[Agent Comments](#)

**Indicative Selling Price**  
\$480,000 - \$510,000  
**Median House Price**  
March quarter 2017: \$2,265,000

## Comparable Properties



5/43 Lingwell Rd HAWTHORN EAST 3123 (REI) [Agent Comments](#)



**Price:** \$503,000  
**Method:** Private Sale  
**Date:** 14/04/2017  
**Rooms:** -  
**Property Type:** Apartment



4/167 Power St HAWTHORN 3122 (REI/VG) [Agent Comments](#)



**Price:** \$496,000  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** 4  
**Property Type:** Apartment



5/35 Elphin Gr HAWTHORN 3122 (REI) [Agent Comments](#)



**Price:** \$490,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** Apartment

## 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

8/3 Kooyongkoot Road, Hawthorn Vic 3122

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$510,000

## Median sale price

Median price \$2,265,000

House X

Suburb Hawthorn

Period - From 01/01/2017 to 31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5/43 Lingwell Rd HAWTHORN EAST 3123	\$503,000	14/04/2017
4/167 Power St HAWTHORN 3122	\$496,000	18/02/2017
5/35 Elphin Gr HAWTHORN 3122	\$490,000	01/04/2017