Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,650,000

Property offered for sale

Address	108 Elizabeth Street, Kooyong Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,700,000	&	\$1,850,000
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Median sale price

Median price	\$3,585,000	Pro	perty Type	House		Suburb	Kooyong
Period - From	26/02/2019	to	25/02/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	2b Thanet St MALVERN 3144	\$1,871,000	23/11/2019
2	3/111 Kooyongkoot Rd HAWTHORN 3122	\$1,750,000	20/12/2019
1			

OR

3

43 Rix St GLEN IRIS 3146

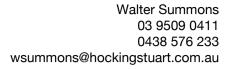
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/02/2020 16:10



12/11/2019





Indicative Selling Price \$1,700,000 - \$1,850,000 **Median House Price**

26/02/2019 - 25/02/2020: \$3,585,000



Property Type: House (Res) Land Size: 244 sqm approx **Agent Comments**

Comparable Properties



2b Thanet St MALVERN 3144 (REI/VG)



Price: \$1,871,000 Method: Auction Sale Date: 23/11/2019

Property Type: House (Res) Land Size: 271 sqm approx

Agent Comments



3/111 Kooyongkoot Rd HAWTHORN 3122 (REI) Agent Comments





Price: \$1,750,000 Method: Private Sale Date: 20/12/2019 Rooms: 6

Property Type: House



43 Rix St GLEN IRIS 3146 (REI/VG)





Price: \$1,650,000

Method: Sold Before Auction

Date: 12/11/2019

Property Type: House (Res) Land Size: 278 sqm approx

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



