

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

108 Elizabeth Street, Kooyong Vic 3144

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$3,585,000

Property 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.

	Address 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
3	43 Rix St GLEN IRIS 3146	\$1,650,000	12/11/2019

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:

26/02/2020 16:10

108 Elizabeth Street, Kooyong Vic 3144

Walter Summons

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Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

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



4 1 2

Property Type: House (Res)

Land Size: 244 sqm approx

Agent Comments

Comparable Properties



2b Thanet St MALVERN 3144 (REI/VG)

Agent Comments

3 2 2

Price: \$1,871,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 271 sqm approx



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

4 2 2

Price: \$1,750,000

Method: Private Sale

Date: 20/12/2019

Rooms: 6

Property Type: House



43 Rix St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 12/11/2019

Property Type: House (Res)

Land Size: 278 sqm approx

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