

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 24/3 Kooyongkoot Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$470,000 & \$517,000

Median sale price

Median price \$585,000 House Unit X Suburb Hawthorn

Period - From 01/04/2017 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	1/15 Illawarra Rd HAWTHORN 3122	\$551,000	02/12/2017
2	4/25 Illawarra Rd HAWTHORN 3122	\$505,000	10/02/2018
3	2/32 Liddiard St HAWTHORN 3122	\$475,000	23/03/2018

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.

Anthony Smith

9805 1111

0419 888 980

asmith@woodards.com.au

Indicative Selling Price

\$470,000 - \$517,000

Median Unit Price

Year ending March 2018: \$585,000



 2  1  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



1/15 Illawarra Rd HAWTHORN 3122 (REI/VG)

 2  1  1

Price: \$551,000

Method: Private Sale

Date: 02/12/2017

Rooms: 3

Property Type: Apartment

Agent Comments

2 bedroom apartment. Similar Location.



4/25 Illawarra Rd HAWTHORN 3122 (REI/VG)

 2  1  -

Price: \$505,000

Method: Auction Sale

Date: 10/02/2018

Rooms: 3

Property Type: Apartment

Agent Comments

2 bedroom apartment. Similar location.



2/32 Liddiard St HAWTHORN 3122 (REI)

 2  1  1

Price: \$475,000

Method: Private Sale

Date: 23/03/2018

Rooms: 3

Property Type: Apartment

Agent Comments

2 bedroom apartment. In shopping precinct.