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

14/51 Kinkora Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$690,000			
Median sale p	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	13/09/2023	to	12/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/12 Evansdale Rd HAWTHORN 3122	\$660,000	07/09/2024
2	27/154 Rathmines Rd HAWTHORN EAST 3123	\$671,000	08/08/2024
3	2/70 Power St HAWTHORN 3122	\$700,000	23/03/2024

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:

13/09/2024 13:58



14/51 Kinkora Road, Hawthorn Vic 3122

THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au





Rooms: 4 Property Type: Flat/Unit/Apartment (Res) Land Size: 1157.757 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median Unit Price 13/09/2023 - 12/09/2024: \$575,000

Comparable Properties



5/12 Evansdale Rd HAWTHORN 3122 (REI)



Price: \$660,000 Method: Auction Sale Date: 07/09/2024 Property Type: Apartment



27/154 Rathmines Rd HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$671,000 Method: Private Sale Date: 08/08/2024 Property Type: Apartment



2/70 Power St HAWTHORN 3122 (REI/VG)



Agent Comments

Agent Comments

Price: \$700,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388





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