

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 consumer.vic.gov.au/underquoting

Range between \$650,000 & \$690,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Hawthorn

Period - From 13/09/2023 to 12/09/2024 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	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



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) Agent Comments



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



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



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



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



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