

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 209/92 Kinkora Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$445,000

Median sale price

Median price \$596,000 House Unit X Suburb Hawthorn

Period - From 01/10/2017 to 30/09/2018 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 | 208/1 Derby St KEW 3101 | \$440,000 | 13/07/2018 |
| 2 | 310/157 Burwood Rd HAWTHORN 3122 | \$432,000 | 23/06/2018 |
| 3 | 603/12 Albert St HAWTHORN EAST 3123 | \$430,000 | 04/05/2018 |

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$445,000

Median Unit Price
 Year ending September 2018: \$596,000

Comparable Properties



208/1 Derby St KEW 3101 (REI/VG)

Agent Comments

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Price: \$440,000
Method: Private Sale
Date: 13/07/2018
Rooms: 3
Property Type: Apartment



310/157 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$432,000
Method: Private Sale
Date: 23/06/2018
Rooms: -
Property Type: Apartment



603/12 Albert St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$430,000
Method: Private Sale
Date: 04/05/2018
Rooms: -
Property Type: Apartment