

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

31 Avenel Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$3,300,000

&

\$3,600,000

Median sale price

Median price \$3,056,000

Property Type House

Suburb Kooyong

Period - From 01/07/2023

to

30/06/2024

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 Monaro CI KOOYONG 3144	\$3,680,000	22/06/2024
2	38 Tourello Av HAWTHORN EAST 3123	\$3,415,000	02/07/2024
3	34 Fordholm Rd HAWTHORN 3122	\$3,410,000	06/06/2024

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:

17/07/2024 14:33

31 Avenel Road, Kooyong Vic 3144



Walter Summons
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Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

Year ending June 2024: \$3,056,000



4 4 2

Property Type: House

Land Size: 606 sqm approx

Agent Comments

Comparable Properties



5 Monaro CI KOOYONG 3144 (REI)

Agent Comments

4 1 2

Price: \$3,680,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 657 sqm approx



38 Tourello Av HAWTHORN EAST 3123 (REI)

Agent Comments

4 3 2

Price: \$3,415,000

Method: Private Sale

Date: 02/07/2024

Property Type: House

Land Size: 766 sqm approx



34 Fordholm Rd HAWTHORN 3122 (REI)

Agent Comments

5 3 2

Price: \$3,410,000

Method: Private Sale

Date: 06/06/2024

Property Type: House

Land Size: 670 sqm approx

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



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