

# 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

103 Kooyongkoot Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,762,500 Property Type House Suburb Hawthorn

Period - From 13/05/2021 to 12/05/2022 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 | 23 Currajong Av CAMBERWELL 3124 | \$3,500,000 | 07/12/2021   |
| 2 | 3 Alma Rd CAMBERWELL 3124       | \$3,450,000 | 20/11/2021   |
| 3 | 1 Mowbray St HAWTHORN EAST 3123 | \$3,000,000 | 30/11/2021   |

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:

13/05/2022 16:23

Walter Summons

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**Indicative Selling Price**

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

**Median House Price**

13/05/2021 - 12/05/2022: \$2,762,500



3 3 3

**Property Type:**

**Land Size:** 1198 sqm approx

**Agent Comments**

## Comparable Properties

**23 Currajong Av CAMBERWELL 3124 (VG)**

**Agent Comments**

4 - -

**Price:** \$3,500,000

**Method:** Sale

**Date:** 07/12/2021

**Property Type:** House (Res)

**Land Size:** 836 sqm approx



**3 Alma Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$3,450,000

**Method:** Auction Sale

**Date:** 20/11/2021

**Property Type:** House (Res)

**Land Size:** 751 sqm approx



**1 Mowbray St HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$3,000,000

**Method:** Private Sale

**Date:** 30/11/2021

**Property Type:** House

**Land Size:** 766 sqm approx

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