Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

03 Kooyongkoot Road, Hawthorn Vic 3122
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Indicative selling price

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

Range between \$3,000,000	&	\$3,300,000
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Median sale price

Median price	\$2,762,500	Pro	perty 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

Add	dress 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

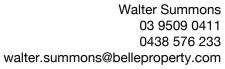
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







Indicative Selling Price \$3,000,000 - \$3,300,000 **Median House Price** 13/05/2021 - 12/05/2022: \$2,762,500





Property Type:

Land Size: 1198 sqm approx

Agent Comments

Comparable Properties

23 Currajong Av CAMBERWELL 3124 (VG)





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)





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)





- 5

Price: \$3,000,000 Method: Private Sale Date: 30/11/2021 Property Type: House Land Size: 766 sqm approx Agent Comments

Agent Comments

Agent Comments

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



