

# 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

105 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 \$3,300,000 & \$3,600,000

### Median sale price

Median price \$2,432,500 Property Type House Suburb Hawthorn

Period - From 01/04/2020 to 31/03/2021 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	6 Bonfield Av HAWTHORN EAST 3123	\$3,450,000	27/02/2021
2	1 Bonfield Av HAWTHORN EAST 3123	\$3,320,000	19/02/2021
3	31 Hastings Rd HAWTHORN EAST 3123	\$3,027,500	27/02/2021

**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:

01/04/2021 16:02



3   2   2

**Rooms:** 6  
**Property Type:**  
**Land Size:** 683 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,300,000 - \$3,600,000  
**Median House Price**  
01/04/2020 - 31/03/2021: \$2,432,500

## Comparable Properties



**6 Bonfield Av HAWTHORN EAST 3123 (REI)**   Agent Comments

5   2   2

**Price:** \$3,450,000  
**Method:** Sold Before Auction  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 763 sqm approx



**1 Bonfield Av HAWTHORN EAST 3123 (REI)**   Agent Comments

4   2   3

**Price:** \$3,320,000  
**Method:** Sold Before Auction  
**Date:** 19/02/2021  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx



**31 Hastings Rd HAWTHORN EAST 3123 (REI)**   Agent Comments

4   2   2

**Price:** \$3,027,500  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 551 sqm approx