



Rooms: 6

Property Type: House/Land

Land Size: 1412 sqm approx

Agent Comments

Comparable Properties



21 Kinkora Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$6,100,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 1579 sqm approx

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.

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

13 Berkeley Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$6,000,000

&

\$6,500,000

Median sale price

Median price

\$2,360,500

House

X

Unit

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 | | |
| 2 | | |
| 3 | | |

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.