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	5 Monaro Close, Kooyong Vic 3144

Indicative selling price

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

Range between $3,200,000 & $3,400,000

Median sale price

Median price $2,230,000 Property Type House Suburb Kooyong

Period - From 18/06/2023 to 17/06/2024 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	33 St Helens Rd HAWTHORN EAST 3123	$3,310,000	01/05/2024
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.

This Statement of Information was prepared on: 18/06/2024 16:23

5 Monaro Close, Kooyong Vic 3144



4 3 2

Property Type: House
Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000 - $3,400,000
Median House Price
18/06/2023 - 17/06/2024: $2,230,000

Comparable Properties



33 St Helens Rd HAWTHORN EAST 3123 (REI)

4 2 2

Agent Comments

Price: $3,310,000
Method: Auction Sale
Date: 01/05/2024
Property Type: House (Res)
Land Size: 648 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.

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393

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