

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	2/2 Monaro Road, Kooyong Vic 3144
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Indicative selling price

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

Range between	\$2,200,000	&	\$2,300,000
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Median sale price*

Median price		House		Unit		Suburb	Kooyong
Period - From		to		Source			

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	3/33 Selborne Rd TOORAK 3142	\$2,450,000	11/11/2017
2	8 Rose St ARMADALE 3143	\$2,371,000	17/02/2018
3	2/2 Martin Ct TOORAK 3142	\$2,000,000	18/11/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.