

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

4-6 Queens Avenue, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$585,250

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2019

to

30/09/2019

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	508/1 Porter St HAWTHORN EAST 3123	\$417,000	28/06/2019
2	208/1 Porter St HAWTHORN EAST 3123	\$400,000	22/06/2019
3	124/311 Burwood Rd HAWTHORN 3122	\$385,000	05/06/2019

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:

22/10/2019 13:12

4-6 Queens Avenue, Hawthorn Vic 3122



 1  1  0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000

Median Unit Price

September quarter 2019: \$585,250

Comparable Properties

508/1 Porter St HAWTHORN EAST 3123 (VG) Agent Comments

 1  -  -

Price: \$417,000

Method: Sale

Date: 28/06/2019

Property Type: Flat/Unit/Apartment (Res)

208/1 Porter St HAWTHORN EAST 3123 (VG) Agent Comments

 1  -  -

Price: \$400,000

Method: Sale

Date: 22/06/2019

Property Type: Strata Unit/Flat

124/311 Burwood Rd HAWTHORN 3122 (VG) Agent Comments

 1  -  -

Price: \$385,000

Method: Sale

Date: 05/06/2019

Property Type: Strata Unit/Flat

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.