

## 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 408/29-31 Queens Avenue, 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 \$545,000 & \$575,000

#### Median sale price

Median price \$563,000 House Unit X Suburb Hawthorn

Period - From 01/07/2018 to 30/06/2019 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	310/151-155 Burwood Rd HAWTHORN 3122	\$550,000	27/06/2019
2	423/311 Burwood Rd HAWTHORN 3122	\$550,000	22/05/2019
3	304/157-163 Burwood Rd HAWTHORN 3122	\$540,000	24/06/2019

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.