

# 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

2/29 Muir Street, 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 \$1,550,000

&

\$1,630,000

### Median sale price

Median price \$2,450,000

Property Type House

Suburb Hawthorn

Period - From 01/07/2020

to 30/06/2021

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	16 Wertheim St RICHMOND 3121	\$1,620,000	04/06/2021
2	27 Bendigo St RICHMOND 3121	\$1,601,000	01/06/2021
3	2 Duke St RICHMOND 3121	\$1,610,000	30/01/2021

**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:

16/07/2021 11:31

**Indicative Selling Price**

\$1,550,000 - \$1,630,000

**Median House Price**

Year ending June 2021: \$2,450,000



3   2   2

**Rooms:** 6

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**16 Wertheim St RICHMOND 3121 (REI)**

Agent Comments

3   2   2

**Price:** \$1,620,000

**Method:** Sold Before Auction

**Date:** 04/06/2021

**Property Type:** Townhouse (Res)



**27 Bendigo St RICHMOND 3121 (REI)**

Agent Comments

3   2   1

**Price:** \$1,601,000

**Method:** Sold Before Auction

**Date:** 01/06/2021

**Property Type:** Townhouse (Res)



**2 Duke St RICHMOND 3121 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 30/01/2021

**Property Type:** Townhouse (Res)

**Land Size:** 115 sqm approx