

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 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	8/36 Auburn Gr HAWTHORN EAST 3123	\$397,000	13/10/2018
2	509/8 Montrose St HAWTHORN EAST 3123	\$390,500	05/12/2018
3	121/102 Camberwell Rd HAWTHORN EAST 3123	\$353,000	29/08/2018

**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.

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**Indicative Selling Price**

\$330,000 - \$350,000

**Median Unit Price**

December quarter 2018: \$475,500



1 1 1

**Rooms:** 2

**Property Type:** Apartment

**Land Size:** strata sqm approx

Agent Comments

## Comparable Properties



**8/36 Auburn Gr HAWTHORN EAST 3123 (REI)** Agent Comments

1 1 -

**Price:** \$397,000

**Method:** Auction Sale

**Date:** 13/10/2018

**Rooms:** -

**Property Type:** Apartment



**509/8 Montrose St HAWTHORN EAST 3123 (REI)** Agent Comments

1 1 1

**Price:** \$390,500

**Method:** Private Sale

**Date:** 05/12/2018

**Rooms:** -

**Property Type:** Apartment



**121/102 Camberwell Rd HAWTHORN EAST 3123 (REI)** Agent Comments

1 1 1

**Price:** \$353,000

**Method:** Sold Before Auction

**Date:** 29/08/2018

**Rooms:** 3

**Property Type:** Apartment