Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/1 Oak Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$2,250,000							
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.

Add	dress of comparable property	Price	Date of sale
1	8/1 Oak St, Hawthorn, Vic 3122, Australia	\$2,813,000	30/10/2019
2	1/1 Oak St HAWTHORN 3122	\$2,375,000	19/10/2019
3	704/4 Acacia PI ABBOTSFORD 3067	\$2,165,000	25/07/2019

OR

B*_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/11/2019 15:07



KAY&BURTON



Property Type: Agent Comments Indicative Selling Price \$2,250,000 Median Unit Price September quarter 2019: \$585,250

Comparable Properties

8/1 Oak St, Hawthorn, Vic 3122, Australia (REI) Agent Comments



Price: \$2,813,000 Method: Date: 30/10/2019 Property Type: Apartment



1/1 Oak St HAWTHORN 3122 (REI)



Price: \$2,375,000 Method: Auction Sale Date: 19/10/2019 Property Type: Apartment Agent Comments



704/4 Acacia PI ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$2,165,000 Method: Private Sale Date: 25/07/2019 Rooms: 5 Property Type: Apartment

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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.