

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

5/1 Oak Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$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.

	Address 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 comparable properties 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



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)

Agent Comments



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



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