

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	3/41 Park Street, Hawthorn Vic 3122
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Indicative selling price

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

Single price **\$225,000**

Median sale price

Median price	\$587,500	Property Type	Unit	Suburb	Hawthorn
Period - From	20/04/2021	to	19/04/2022	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	304/383 Burwood Rd HAWTHORN 3122	\$256,500	04/03/2022
2	5/17 Park St HAWTHORN 3122	\$212,000	09/03/2022
3	4/17 Park St HAWTHORN 3122	\$200,000	19/11/2021

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: **20/04/2022 12:36**