Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address Including suburb and postcode | |
|---|--|
| | |

Indicative selling price

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

| Range between | \$575,000 | & | \$630,000 |
|---------------|-----------|---|------------|
| 3 3 4 4 4 | · | | * , |

Median sale price

| Median price | \$603,500 | Pro | perty Type U | Jnit | | Suburb | Hawthorn |
|---------------|------------|-----|--------------|------|-------|--------|----------|
| Period - From | 01/10/2019 | to | 30/09/2020 | Sc | ource | 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

| Aut | areas or comparable property | 1 1100 | Date of Sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 8/185 Auburn Rd HAWTHORN 3122 | \$680,000 | 04/07/2020 |
| 2 | 301/2 Tweed St HAWTHORN 3122 | \$620,000 | 17/05/2020 |
| 3 | 507/311 Burwood Rd HAWTHORN 3122 | \$603,000 | 16/07/2020 |

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: | 26/10/2020 11:09 |
|--|------------------|



Date of sale







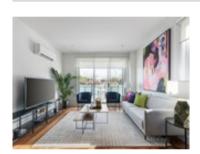




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$575,000 - \$630,000 **Median Unit Price** Year ending September 2020: \$603,500

Comparable Properties



8/185 Auburn Rd HAWTHORN 3122 (REI/VG)





Price: \$680,000 Method: Private Sale Date: 04/07/2020

Property Type: Apartment

Agent Comments



301/2 Tweed St HAWTHORN 3122 (REI/VG)







Price: \$620,000 Method: Private Sale Date: 17/05/2020 Rooms: 5

Property Type: Apartment

Agent Comments



507/311 Burwood Rd HAWTHORN 3122

(REI/VG) **--** 2

Price: \$603,000 Method: Private Sale Date: 16/07/2020

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9428 3333



