

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,075,000 & \$2,175,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb Hawthorn

Period - From 10/07/2019 to 09/07/2020 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	1 Oak St HAWTHORN 3122	\$2,430,000	01/02/2020
2	8/4 Shakespeare Gr HAWTHORN 3122	\$2,340,000	27/06/2020
3	406/33 Wattle Rd HAWTHORN 3122	\$2,250,000	01/05/2020

**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: 10/07/2020 13:04



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,075,000 - \$2,175,000  
**Median Unit Price**  
10/07/2019 - 09/07/2020: \$585,000

## Comparable Properties



**1 Oak St HAWTHORN 3122 (VG)**

Agent Comments



**Price:** \$2,430,000  
**Method:** Sale  
**Date:** 01/02/2020  
**Property Type:** Strata Unit/Flat



**8/4 Shakespeare Gr HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$2,340,000  
**Method:** Auction Sale  
**Date:** 27/06/2020  
**Property Type:** Apartment



**406/33 Wattle Rd HAWTHORN 3122 (REI/VG)**

Agent Comments



**Price:** \$2,250,000  
**Method:** Private Sale  
**Date:** 01/05/2020  
**Property Type:** Apartment