

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 154 Barkers Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$3,250,000 & \$3,500,000

Median sale price

Median price \$2,371,000 House Unit Suburb Hawthorn

Period - From 01/04/2017 to 31/03/2018 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	18 Miller Gr KEW 3101	\$3,375,000	28/04/2018
2	5 Power St HAWTHORN 3122	\$3,275,000	16/12/2017
3	52 Auburn Rd HAWTHORN 3122	\$3,205,000	25/11/2017

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.



 6  2  3

Rooms:
Property Type: House
Land Size: 1162 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,250,000 - \$3,500,000
Median House Price
 Year ending March 2018: \$2,371,000

Comparable Properties



18 Miller Gr KEW 3101 (REI)

Agent Comments

 4  3  2

Price: \$3,375,000
Method: Auction Sale
Date: 28/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 710 sqm approx



5 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,275,000
Method: Private Sale
Date: 16/12/2017
Rooms: 8
Property Type: House (Res)
Land Size: 816 sqm approx



52 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,205,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 8
Property Type: House (Res)
Land Size: 1084 sqm approx