



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



73/8 Wallen Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 31/10/2017

Rooms: 3

Property Type: Apartment



2/5 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$762,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 4

Property Type: Apartment



5/494a Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$740,000

Method: Sold Before Auction

Date: 28/07/2017

Rooms: 5

Property Type: Apartment

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress Including suburb and postcode
49/8 Wallen Road, Hawthorn Vic 3122**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$765,000

Median sale price

Median price \$560,000 House Unit X Suburb Hawthorn

Period - From 01/10/2016 to 30/09/2017 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	73/8 Wallen Rd HAWTHORN 3122	\$800,000	31/10/2017
2	2/5 Denham St HAWTHORN 3122	\$762,000	17/06/2017
3	5/494a Glenferrie Rd HAWTHORN 3122	\$740,000	28/07/2017

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.~~