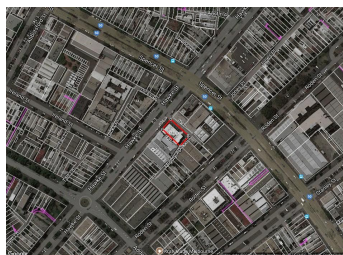


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



404/107 HAWKE STREET, WEST

2 2 1

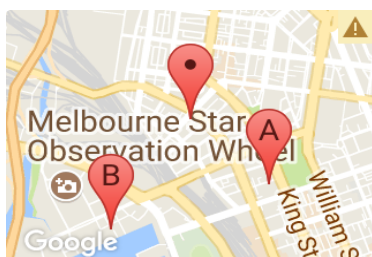
Indicative Selling Price

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

Single Price: \$699,000

Provided by: Teresa Soliman, Pennisi Real Estate

MEDIAN SALE PRICE



WEST MELBOURNE, VIC, 3003

Suburb Median Sale Price (Unit)

\$542,000

01 January 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



17/33 JEFFCOTT ST, WEST MELBOURNE, VIC

2 2 1

Sale Price

***\$660,000**

Sale Date: 26/08/2017

Distance from Property: 694m



2103/39 CARAVEL LANE, DOCKLANDS, VIC

2 2 2

Sale Price

***\$710,500**

Sale Date: 24/08/2017

Distance from Property: 947m



8 PEARL RIVER RD, DOCKLANDS, VIC 3008

2 2 1

Sale Price

***\$748,000**

Sale Date: 31/07/2017

Distance from Property: 1km

This report has been compiled on 21/09/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

404/107 HAWKE STREET, WEST MELBOURNE, VIC 3003

Indicative selling price

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

Single Price: \$699,000

Median sale price

Median price

\$542,000

House

Unit

X

Suburb

WEST MELBOURNE

Period

01 January 2017 to 30 June 2017

Source

pricfinder

Comparable property sales

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
17/33 JEFFCOTT ST, WEST MELBOURNE, VIC 3003	*\$660,000	26/08/2017
2103/39 CARAVEL LANE, DOCKLANDS, VIC 3008	*\$710,500	24/08/2017
8 PEARL RIVER RD, DOCKLANDS, VIC 3008	*\$748,000	31/07/2017