

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

G01/22 Findon Street, Hawthorn Vic 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$2,718,000

House

X

Unit

Suburb Hawthorn

Period - From 01/10/2017

to 31/12/2017

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	3/20 Yarra Gr HAWTHORN 3122	\$1,485,000	12/08/2017
2	4/8 Berkeley St HAWTHORN 3122	\$1,300,000	19/09/2017
3	13/8 Wallen Rd HAWTHORN 3122	\$1,200,000	27/11/2017

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.



 3
  2
  2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,265,000
Median House Price
 December quarter 2017: \$2,718,000

Comparable Properties



3/20 Yarra Gr HAWTHORN 3122 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,485,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 7
Property Type: House (Res)



4/8 Berkeley St HAWTHORN 3122 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,300,000
Method: Private Sale
Date: 19/09/2017
Rooms: -
Property Type: Townhouse (Res)



13/8 Wallen Rd HAWTHORN 3122 (REI)

Agent Comments

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  2
  2

Price: \$1,200,000
Method: Private Sale
Date: 27/11/2017
Rooms: 4
Property Type: Apartment