

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	13/88 Victoria Road, Hawthorn East Vic 3123
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Indicative selling price

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

Range between	\$450,000	&	\$470,000
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Median sale price

Median price	\$690,000	House		Unit	X	Suburb	Hawthorn East
Period - From	01/01/2018	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	14/88-92 Victoria Rd HAWTHORN EAST 3123	\$487,000	29/01/2018
2	7/24 Elphin Gr HAWTHORN 3122	\$480,000	04/05/2018
3	2/32 Liddiard St HAWTHORN 3122	\$475,000	23/03/2018

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.

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Indicative Selling Price
\$450,000 - \$470,000
Median Unit Price
March quarter 2018: \$690,000



 2  1  1

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



14/88-92 Victoria Rd HAWTHORN EAST 3123 (REI/VG) **Agent Comments**

 2  1  1

Price: \$487,000
Method: Private Sale
Date: 29/01/2018
Rooms: 3
Property Type: Apartment



7/24 Elphin Gr HAWTHORN 3122 (REI/VG) **Agent Comments**

 2  1  1

Price: \$480,000
Method: Sold Before Auction
Date: 04/05/2018
Rooms: 3
Property Type: Apartment



2/32 Liddiard St HAWTHORN 3122 (REI/VG) **Agent Comments**

 2  1  1

Price: \$475,000
Method: Private Sale
Date: 23/03/2018
Rooms: 3
Property Type: Apartment