

Karen Chung 9805 1111 0488 618 816 kchung@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb and postcode	13/88 Victoria Road, Hawthorn East Vic 3123
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For the meaning of this price see consumer.vic.gov.au/underquoting

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

Median price	\$690,000	Hou	ıse	Unit	Х		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.

Ad	dress 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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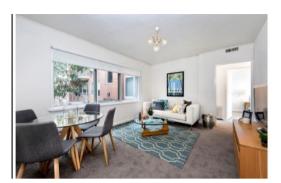


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Indicative Selling Price \$450,000 - \$470,000 **Median Unit Price** March quarter 2018: \$690,000





Rooms:

Property Type: Apartment **Agent Comments**

Comparable Properties



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

Price: \$487,000 Method: Private Sale Date: 29/01/2018

Rooms: 3

Property Type: Apartment

7/24 Elphin Gr HAWTHORN 3122 (REI/VG)

Price: \$480,000

Method: Sold Before Auction

Date: 04/05/2018 Rooms: 3

Property Type: Apartment





Price: \$475,000 Method: Private Sale Date: 23/03/2018

Rooms: 3

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Property Type: Apartment

Agent Comments





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Agent Comments

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