

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 18/12 Albert Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$780,000

Median sale price

Median price \$602,000 House Unit X Suburb Hawthorn East

Period - From 01/07/2017 to 30/09/2017 Source REIV

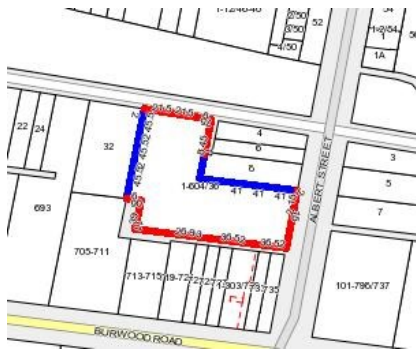
Comparable property sales (*Delete A or B below as applicable)

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	G06/96 Camberwell Rd HAWTHORN EAST 3123	\$800,000	19/09/2017
2	512/862 Glenferrie Rd HAWTHORN 3122	\$795,000	21/12/2017
3	G04/39 Riversdale Rd HAWTHORN 3122	\$792,500	09/12/2017

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.



 2
  2
  2

Rooms: 3
Property Type:

Agent Comments

This apartment block has 3 Spa located on the 6th floor with a view and a communal Kitchen .

Indicative Selling Price
\$780,000

Median Unit Price
September quarter 2017: \$602,000

Comparable Properties



**G06/96 Camberwell Rd HAWTHORN EAST
3123 (REI)**

Agent Comments

 2
  2
  1

Price: \$800,000
Method: Sold Before Auction
Date: 19/09/2017
Rooms: -
Property Type: Apartment



512/862 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

 2
  2
  2

Price: \$795,000
Method: Private Sale
Date: 21/12/2017
Rooms: -
Property Type: Apartment



G04/39 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 2
  2
  1

Price: \$792,500
Method: Auction Sale
Date: 09/12/2017
Rooms: 5
Property Type: Apartment