

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 5/8 Brook Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$541,250 Unit X Suburb Hawthorn
 Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/41 Morang Rd HAWTHORN 3122	\$450,000	11/03/2017
1/54 Liddiard St HAWTHORN 3122	\$440,000	06/05/2017
7/67 Denham St HAWTHORN 3122	\$403,000	28/04/2017