



Statement of Information

Single Residential Property Located in the Melbourne Metropolitan Area Sections 47AF of the *Estate Agents Act 1980*

Property Offered For Sale

Address: B603/12 Albert Street, Hawthorn East VIC 3123

Indicative Selling Price

Single Price: \$

OR

Range Between: \$460,000 to \$510,000

Median Sale Price

Suburb: Hawthorn East

Median Price: \$577,625

House/Unit: Unit

Period: From June 2016 to June 2017

Source: www.pricerfinder.com.au (Property Data Solutions Pty Ltd)

Comparable Property Sales

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:	Sale Price	Sale Date
3/199 Auburn Road, Hawthorn VIC 3122	\$525,000	May 2017
503/377 Burwood Road, Hawthorn VIC 3122	\$505,000	May 2017
5/305 Riversdale Road, Hawthorn East VIC 3123	\$500,000	May 2017