

## 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

2/131-141 Church Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,395,000

#### Median sale price

Median price \$560,000

House

Unit

X

Suburb Hawthorn

Period - From 01/10/2016

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	2/4 Tullo PI RICHMOND 3121	\$1,380,000	02/09/2017
2	11/1 Princess St RICHMOND 3121	\$1,321,000	09/09/2017
3	2a Wall St RICHMOND 3121	\$1,276,000	16/09/2017

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.~~

131-141 Church Street, Hawthorn Vic 3122



 2  - 

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,395,000  
**Median Unit Price**  
Year ending September 2017: \$560,000

## Comparable Properties



**2/4 Tullo PI RICHMOND 3121 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 02/09/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**11/1 Princess St RICHMOND 3121 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,321,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**2a Wall St RICHMOND 3121 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$1,276,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Land Size:** 99 sqm approx