

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	223/6 Lisson Grove, Hawthorn Vic 3122
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$568,500"/>	House	<input type="text"/>	Unit	<input type="text" value="X"/>	Suburb	<input type="text" value="Hawthorn"/>
Period - From	<input type="text" value="01/07/2016"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	188e Riversdale Rd HAWTHORN 3122	\$492,000	04/03/2017
2	903/8 Montrose St HAWTHORN EAST 3123	\$472,500	08/04/2017
3	115/862 Glenferrie Rd HAWTHORN 3122	\$470,000	15/05/2017

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.