

# 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

7/15 Yarra 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)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$603,500

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2021

to 31/03/2021

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	6/3 Kooyongkoot Rd HAWTHORN 3122	\$600,000	15/04/2021
2	3/83 Denham St HAWTHORN 3122	\$580,000	27/03/2021
3	5/47 Evansdale Rd HAWTHORN 3122	\$570,000	08/04/2021

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.~~

This Statement of Information was prepared on:

02/05/2021 20:35



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

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
March quarter 2021: \$603,500

## Comparable Properties



**6/3 Kooyongkoot Rd HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$600,000  
**Method:** Sold Before Auction  
**Date:** 15/04/2021  
**Property Type:** Apartment



**3/83 Denham St HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$580,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** Apartment



**5/47 Evansdale Rd HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$570,000  
**Method:** Sold Before Auction  
**Date:** 08/04/2021  
**Property Type:** Unit