## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address |7/15 Yarra Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$550,000		&		\$600,000			
Median sale pr	rice							
Median price	\$603,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress 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







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)



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



3/83 Denham St HAWTHORN 3122 (REI)

Agent Comments

Agent Comments



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

5/47 Evansdale Rd HAWTHORN 3122 (REI)



Agent Comments



Price: \$570.000 Method: Sold Before Auction Date: 08/04/2021 Property Type: Unit

### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.