

Walter Summons 0438 576 233 wsummons@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Including suburl	dress 7/508 Glen tcode					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between	\$460,000	&	\$500,000			

Median sale price

Median price	\$611,000	Hou	se	Unit	Х	Suburk	Hawthorn
Period - From	01/10/2017	to	31/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	4/179 Riversdale Rd HAWTHORN 3122	\$511,000	10/02/2018
2	11/107 Riversdale Rd HAWTHORN 3122	\$481,000	17/03/2018
3	2/28 Burwood Rd HAWTHORN 3122	\$450,000	11/11/2017

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.

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> **Indicative Selling Price** \$460,000 - \$500,000 **Median Unit Price** December quarter 2017: \$611,000





Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



4/179 Riversdale Rd HAWTHORN 3122 (REI)

Price: \$511,000 Method: Auction Sale Date: 10/02/2018 Rooms: 2

Property Type: Apartment

Agent Comments

Agent Comments



11/107 Riversdale Rd HAWTHORN 3122 (REI)

Price: \$481,000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: Apartment

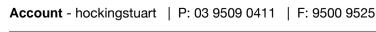


2/28 Burwood Rd HAWTHORN 3122 (REI)

Price: \$450,000 Method: Auction Sale Date: 11/11/2017 Rooms: -

Property Type: Apartment

Agent Comments





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