

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

2/8 Brook Street Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

2/4 Barkers Road Hawthorn VIC 3122	\$492,500	18-Feb-21
904/14 David Street Richmond VIC 3121	\$508,000	07-Feb-21
16/65-69 Riversdale Road Hawthorn VIC 3122	\$520,000	26-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 17 May 2021