

Cathryn Honor 9809 2000 0411 268 851

> **Indicative Selling Price** \$360,000 **Median Unit Price** March quarter 2017: \$541,250

cathryn.honor@noeljones.com.au





Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

## Comparable Properties



5/81 Morang Rd HAWTHORN 3122 (REI)





Price: \$317,500 Method: Auction Sale Date: 08/04/2017

Rooms: 2

Property Type: Apartment

Agent Comments



25/510 Glenferrie Rd HAWTHORN 3122 (REI)





Price: \$348,000

Method: Sold Before Auction

Date: 12/04/2017 Rooms: 2

**Property Type:** Flat

**Agent Comments** 



15/197 Auburn Rd HAWTHORN 3122 (REI)



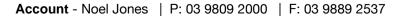


Price: \$380,000 Method: Private Sale Date: 22/04/2017

Rooms: 2

Property Type: Apartment

**Agent Comments** 







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### 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	4/8 Hepburn Street, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$360,000

#### Median sale price

Median price	\$541,250		Unit X	Su	burb	Hawthorn
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,

#### Comparable property sales

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
5/81 Morang Rd HAWTHORN 3122	\$317,500	08/04/2017
25/510 Glenferrie Rd HAWTHORN 3122	\$348,000	12/04/2017
15/197 Auburn Rd HAWTHORN 3122	\$380,000	22/04/2017

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