

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

510/1 Queens Avenue, Hawthorn Vic 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$100,000 & \$109,000

Median sale price

Median price \$560,000 House Unit X Suburb Hawthorn

Period - From 01/01/2018 to 31/03/2018 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	508/1-5 Queens Av HAWTHORN 3122	\$110,000	08/11/2017
2	311/1 Queens Av HAWTHORN 3122	\$99,000	21/02/2018
3	509/1 Queens Av HAWTHORN 3122	\$99,000	06/12/2017

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.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$100,000 - \$109,000

Median Unit Price

March quarter 2018: \$560,000

Comparable Properties

**508/1-5 Queens Av HAWTHORN 3122 (REI/VG)****Agent Comments**

Same Size

Price: \$110,000**Method:** Private Sale**Date:** 08/11/2017**Rooms:** -**Property Type:** Studio Apartment**311/1 Queens Av HAWTHORN 3122 (VG)****Agent Comments**

Same Size and Condition

Price: \$99,000**Method:** Sale**Date:** 21/02/2018**Rooms:** -**Property Type:** Strata Unit/Flat**509/1 Queens Av HAWTHORN 3122 (VG)****Agent Comments**

same Size and Condition

Price: \$99,000**Method:** Sale**Date:** 06/12/2017**Rooms:** -**Property Type:** Strata Unit/Flat