

#### 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	510/1 Queens Avenue, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$100,000	&	\$109,000
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#### Median sale price

Median price	\$560,000	Hou	se	Unit	Χ		Suburb	Hawthorn
Period - From	01/01/2018	to	31/03/2018		Source	REIV		

### Comparable property sales (\*Delete A or B below as applicable)

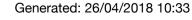
Α\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property **Price** Date of sale 1 508/1-5 Queens Av HAWTHORN 3122 \$110,000 08/11/2017 2 \$99,000 21/02/2018 311/1 Queens Av HAWTHORN 3122 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.

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

















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

**1** 







Same Size

Price: \$110.000 Method: Private Sale Date: 08/11/2017

Rooms: -

Property Type: Studio Apartment



311/1 Queens Av HAWTHORN 3122 (VG)

Price: \$99.000 Method: Sale Date: 21/02/2018







**Agent Comments** 

Same Size and Condition

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

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