Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/2 Yarra Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/underquo	ting				
Single price	e \$465,000								
Median sale price									
Median price	\$592,750	Pro	operty Type	Unit		Suburb Hawthorn			
Period - From	01/07/2020	to	30/09/2020	Sc	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	616/1 Dyer St RICHMOND 3121	\$470,000	20/05/2020
2	407/2 Golding St HAWTHORN 3122	\$460,000	27/05/2020
3	115/627 Victoria St ABBOTSFORD 3067	\$455,000	30/06/2020

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.

This Statement of Information was prepared on:

23/10/2020 08:00









Property Type: Flat Land Size: 58.99 sqm approx Agent Comments Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Indicative Selling Price \$465,000 Median Unit Price September quarter 2020: \$592,750

Comparable Properties

616/1 Dyer St RICHMOND 3121 (REI/VG)



Price: \$470,000 Method: Private Sale Date: 20/05/2020 Property Type: Apartment Agent Comments



407/2 Golding St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$460,000 Method: Private Sale Date: 27/05/2020 Rooms: 3 Property Type: Apartment

115/627 Victoria St ABBOTSFORD 3067 (VG) Agent Comments



Price: \$455,000 Method: Sale Date: 30/06/2020 Property Type: Strata Unit/Flat

Account - Belle Property Glen Iris | P: 03 98181888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.