

# 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

3/2 Yarra Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$465,000

### Median sale price

Median price

\$592,750

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2020

to

30/09/2020

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	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

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**Indicative Selling Price**

\$465,000

**Median Unit Price**

September quarter 2020: \$592,750



1 1 1

**Property Type:** Flat

**Land Size:** 58.99 sqm approx

**Agent Comments**

## Comparable Properties

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

**Agent Comments**

1 1 1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 20/05/2020

**Property Type:** Apartment



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

**Agent Comments**

1 1 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 27/05/2020

**Rooms:** 3

**Property Type:** Apartment

115/627 Victoria St ABBOTSFORD 3067 (VG)

**Agent Comments**

1 - -

**Price:** \$455,000

**Method:** Sale

**Date:** 30/06/2020

**Property Type:** Strata Unit/Flat