

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

4/1 Domville Avenue, Hawthorn Vic 3122

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2022

to 30/06/2022

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	109/63 Stawell St RICHMOND 3121	\$695,000	16/06/2022
2	34/177 Power St HAWTHORN 3122	\$650,000	18/07/2022
3	309/6 Lisson Gr HAWTHORN 3122	\$645,000	26/05/2022

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:

10/08/2022 09:43



 2  1  2

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

June quarter 2022: \$635,000

Comparable Properties



109/63 Stawell St RICHMOND 3121 (REI)

 2  2  1

Price: \$695,000
Method: Private Sale
Date: 16/06/2022
Property Type: Unit

Agent Comments

Similar apartment with second bathroom 1 carpark



34/177 Power St HAWTHORN 3122 (REI)

 2  1  1

Price: \$650,000
Method: Private Sale
Date: 18/07/2022
Property Type: Apartment

Agent Comments

Apartment with main road address

309/6 Lisson Gr HAWTHORN 3122 (REI/VG)

 2  1  1

Price: \$645,000
Method: Private Sale
Date: 26/05/2022
Property Type: Unit

Agent Comments

Similar apartment not on the main road 1 bathroom

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