

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

6/29 Bell Street, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$380,000

Median sale price

Median price

\$551,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2019

to

31/12/2019

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	9/158 Victoria Rd HAWTHORN EAST 3123	\$387,000	12/02/2020
2	5/124a Barkers Rd HAWTHORN 3122	\$380,000	14/03/2020
3			

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:

20/04/2020 17:30



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Property Type: House
Agent Comments

Indicative Selling Price
\$380,000

Median Unit Price
Year ending December 2019: \$551,000

Comparable Properties



9/158 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 1  1  -

Price: \$387,000
Method: Sold Before Auction
Date: 12/02/2020
Rooms: 3
Property Type: Apartment



5/124a Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$380,000
Method: Auction Sale
Date: 14/03/2020
Property Type: Apartment

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.