

# 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

101/1 Cook 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

\$439,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2022

to

31/12/2022

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 | 109/577 Glenferrie Rd HAWTHORN 3122 | \$470,000 | 03/12/2022   |
| 2 |                                     |           |              |
| 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:

21/02/2023 16:45



1 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$439,000

**Median Unit Price**

Year ending December 2022: \$610,000

## Comparable Properties



**109/577 Glenferrie Rd HAWTHORN 3122 (REI)** **Agent Comments**

1 1 1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 03/12/2022

**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.