

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

11/64 Anderson Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2021

to

30/09/2021

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	G04/50 Seymour Gr CAMBERWELL 3124	\$770,000	13/05/2021
2	17/3 Bickleigh St GLEN IRIS 3146	\$722,500	20/05/2021
3	106/50 Seymour Gr CAMBERWELL 3124	\$700,000	30/04/2021

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:

25/10/2021 17:47

Greg Bowring

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2021: \$695,000



 2  2  1

Property Type:

Agent Comments

Comparable Properties



G04/50 Seymour Gr CAMBERWELL 3124 (REI) Agent Comments

 2  2  1

Price: \$770,000

Method: Private Sale

Date: 13/05/2021

Property Type: Apartment



17/3 Bickleigh St GLEN IRIS 3146 (REI/VG) Agent Comments

 2  1  1

Price: \$722,500

Method: Private Sale

Date: 20/05/2021

Property Type: Unit



106/50 Seymour Gr CAMBERWELL 3124 (REI/VG) Agent Comments

 2  2  1

Price: \$700,000

Method: Private Sale

Date: 30/04/2021

Property Type: Apartment

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