

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

204/43 Park Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$145,000

Median sale price

Median price \$560,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/01/2018

to

31/03/2018

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	44/29 Lynch St HAWTHORN 3122	\$185,000	04/05/2018
2	10/17 Park St HAWTHORN 3122	\$130,000	20/03/2018
3	9/17 Park St HAWTHORN 3122	\$130,000	20/03/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$145,000

Median Unit Price

March quarter 2018: \$560,000

Comparable Properties

44/29 Lynch St HAWTHORN 3122 (VG)

Agent Comments

**Price:** \$185,000**Method:** Sale**Date:** 04/05/2018**Rooms:** -**Property Type:** Strata Unit/Flat**10/17 Park St HAWTHORN 3122 (VG)**

Agent Comments

**Price:** \$130,000**Method:** Sale**Date:** 20/03/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**9/17 Park St HAWTHORN 3122 (VG)**

Agent Comments

**Price:** \$130,000**Method:** Sale**Date:** 20/03/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)