

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

38/17-25 Yarra Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$1,275,000

Median sale price

Median price \$2,353,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2019

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	4/20 Yarra Gr HAWTHORN 3122	\$1,400,000	26/10/2019
2	7/48 Oxley Rd HAWTHORN 3122	\$1,360,000	12/10/2019
3	1/32 Elm Gr RICHMOND 3121	\$1,240,000	29/02/2020

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:

05/03/2020 17:44



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,275,000

Median House Price

December quarter 2019: \$2,353,000

Comparable Properties



4/20 Yarra Gr HAWTHORN 3122 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,400,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Townhouse (Res)



7/48 Oxley Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,360,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Apartment



1/32 Elm Gr RICHMOND 3121 (REI)

Agent Comments

 2  1  -

Price: \$1,240,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Res)