## 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

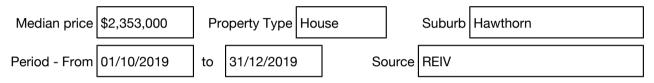
38/17-25 Yarra Street, Hawthorn Vic 3122

#### Indicative selling price

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Single price \$1,275,000

#### Median sale price



#### 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







**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)



Price: \$1,400,000 Method: Auction Sale Date: 26/10/2019 Property Type: Townhouse (Res) Agent Comments

Agent Comments



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

Price: \$1,360,000 Method: Auction Sale Date: 12/10/2019 Property Type: Apartment

1/32 Elm Gr RICHMOND 3121 (REI)



Price: \$1,240,000 Method: Auction Sale Date: 29/02/2020

Property Type: Townhouse (Res)

Agent Comments

Account - The Agency Hawthorn | P: 03 8578 0399



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.