

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

3/45 Church Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$529,000

House

Unit

X

Suburb Hawthorn

Period - From 01/07/2017

to

30/09/2017

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	7/576 Glenferrie Rd HAWTHORN 3122	\$490,000	07/10/2017
2	702/377 Burwood Rd HAWTHORN 3122	\$486,000	27/09/2017
3	13/570 Glenferrie Rd HAWTHORN 3122	\$480,000	19/07/2017

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.~~



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

September quarter 2017: \$529,000

Comparable Properties



7/576 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 -

Price: \$490,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 3

Property Type: Apartment



702/377 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$486,000

Method: Private Sale

Date: 27/09/2017

Rooms: 4

Property Type: Apartment



13/570 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 19/07/2017

Rooms: 4

Property Type: Apartment