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	3/45 Church Street, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$470,000	&	\$510,000
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Median sale price

Median price	\$529,000	Hou	se	Unit	Х	Suburb	Hawthorn
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

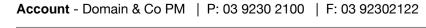
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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.







Price

Date of sale

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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)



Price: \$490,000 Method: Auction Sale Date: 07/10/2017

Rooms: 3

Property Type: Apartment

Agent Comments



702/377 Burwood Rd HAWTHORN 3122 (REI)





Price: \$486,000 Method: Private Sale Date: 27/09/2017

Rooms: 4

Property Type: Apartment

Agent Comments



13/570 Glenferrie Rd HAWTHORN 3122

(REI/VG)

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Price: \$480,000 Method: Private Sale Date: 19/07/2017

Rooms: 4

Property Type: Apartment

Agent Comments

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