Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/24 Hawksburn Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$345,000		&		\$379,500					
Median sale p	rice									
Median price	\$637,750	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4/36 Clarke St PRAHRAN 3181	\$367,000	08/05/2020
2	5/670-674 Malvern Rd PRAHRAN 3181	\$355,000	10/06/2020
3	8/211 Williams Rd SOUTH YARRA 3141	\$340,000	05/06/2020

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:

14/10/2020 16:37



WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$345,000 - \$379,500 Median Unit Price Year ending September 2020: \$637,750

Comparable Properties



4/36 Clarke St PRAHRAN 3181 (REI/VG)



Price: \$367,000 Method: Sale by Tender Date: 08/05/2020 Property Type: Apartment Agent Comments



5/670-674 Malvern Rd PRAHRAN 3181 (REI)



Price: \$355,000 Method: Private Sale Date: 10/06/2020 Property Type: Apartment



8/211 Williams Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

Agent Comments

Price: \$340,000 Method: Private Sale Date: 05/06/2020 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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.