

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

8/24 Hawksburn Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$345,000 & \$379,500

Median sale price

Median price \$637,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2019 to 30/09/2020 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	4/36 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



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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)

Agent Comments

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



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

Agent Comments

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



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

Agent Comments

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