

# 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 10/456 Barkers Road, Hawthorn East

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between

\$\*1,250,000

&

\$1,350,000

### Median sale price

Median price \$2,475,000

Property type House

Suburb Hawthorn East

Period - From 01/07/2019

to

30/09/2019

Source REIV

### Comparable property sales

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 Gv HAWTHORN 3122	\$1,400,000	26/10/2019
2 3/265 Barkers Rd KEW 3101	\$1,395,000	24/08/2019
3 7/48 Oxley Rd HAWTHORN 3122	\$1,360,000	12/10/2019

This Statement of Information was prepared on: 14/12/2019