

Tim Mursell 03 9830 7000 0419 800 709 tmursell@hockingstuart.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	104/8-12 Queens Avenue, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$430,000

#### Median sale price

Median price	\$607,000	Hou	se	Unit	Х	Suburb	Hawthorn
Period - From	01/07/2018	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	310/157 Burwood Rd HAWTHORN 3122	\$432,000	23/06/2018
2	603/12 Albert St HAWTHORN EAST 3123	\$430,000	04/05/2018
3	103/6 Lisson Gr HAWTHORN 3122	\$422,500	07/09/2018

#### 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.

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**Indicative Selling Price** \$430,000 **Median Unit Price** September quarter 2018: \$607,000





## Comparable Properties



310/157 Burwood Rd HAWTHORN 3122 (REI)

Price: \$432.000 Method: Private Sale Date: 23/06/2018

Rooms: -Property Type: Apartment



603/12 Albert St HAWTHORN EAST 3123 (REI) Agent Comments

Price: \$430,000 Method: Private Sale Date: 04/05/2018 Rooms: -

Property Type: Apartment



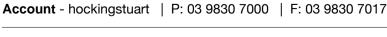
103/6 Lisson Gr HAWTHORN 3122 (REI)

Price: \$422,500 Method: Private Sale Date: 07/09/2018 Rooms: 2

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 





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