

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	104/8-12 Queens Avenue, Hawthorn Vic 3122
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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	House		Unit	X	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.

	Address 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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



310/157 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments



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)

Agent Comments



Price: \$422,500

Method: Private Sale

Date: 07/09/2018

Rooms: 2

Property Type: Apartment