

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 556 BARKERS ROAD, HAWTHORN EAST VIC 3123

Indicative selling price

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

Range between \$2,950,000 & \$3,245,000

Median sale price

Median price \$1,990,000 Property type HOUSE Suburb HAWTHORN EAST

Period - From 01 JAN 2019 to 31 DEC 2019 Source PRICEFINDER

Comparable property sales

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 10 WESTLEY STREET, HAWTHORN EAST VIC 3123	\$3,508,000	10/12/2019
2 LOXTON STREET, KEW VIC 3101	\$3,950,000	18/10/2019
3 17 PARLINGTON STREET, CANTERBURY VIC 3126	\$3,116,000	26/10/2019

This Statement of Information was prepared on: 31/01/2020