

Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address Including suburb and postcode	108/2 Tweed Street, Hawthorn Vic 3122

Indicative selling price

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

\$525,000

Median sale price

Median price	\$596,000	Hou	se	Unit	Х	Suburb	Hawthorn
Period - From	01/01/2018	to	31/12/2018		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	31/44 Burwood Rd HAWTHORN 3122	\$530,000	20/09/2018
2	8/44 Liddiard St HAWTHORN 3122	\$515,000	17/11/2018
3	19/22 Wattle Rd HAWTHORN 3122	\$505,000	30/08/2018

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** \$525,000 **Median Unit Price**

Year ending December 2018: \$596,000





Property Type: Apartment Land Size: 61 (internal) + 10 (balcony) sqm approx Agent Comments

Comparable Properties



31/44 Burwood Rd HAWTHORN 3122 (REI/VG)

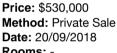
-2







Agent Comments Inferior finishes



Rooms: -

Property Type: Apartment



8/44 Liddiard St HAWTHORN 3122 (REI)

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Agent Comments

Older block. Original condition.

Price: \$515.000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: Apartment



19/22 Wattle Rd HAWTHORN 3122 (REI/VG)

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Agent Comments

Inferior finished. Smaller area. City views.

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Price: \$505,000 **Method:** Private Sale Date: 30/08/2018 Rooms: -

Property Type: Apartment

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