## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 3/6 Barkers Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	n \$1,000,000		&		\$1,100,0	00		
Median sale p	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/468 Glenferrie Rd, Hawthorn, Vic 3122, Australia	\$975,000	28/05/2021
2	2/21 Mayston St, Hawthorn East, Vic 3123, Australia	\$1,005,000	17/04/2021
3	1/14 Oak St HAWTHORN 3122	\$1,000,700	16/09/2021

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.

This Statement of Information was prepared on:

14/10/2021 12:48









Rooms: 5 Property Type: Apartment Agent Comments Chris Burne 03 9421 1173 0412 310 535 chrisburne@burneproperty.com.au

> Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price June quarter 2021: \$610,000

# **Comparable Properties**

3/468 Glenferrie Rd, Hawthorn, Vic 3122, Australia (REI)	Agent Comments			
2 🙀 1 🋱 1				
Price: \$975,000	_			
Method:				
Date: 28/05/2021				
Property Type: Apartment				
2/21 Mayston St, Hawthorn East, Vic 3123, Australia (REI)	Agent Comments			
•==   3 • •== 1 • • • • • 1				
Price: \$1,005,000				
Method:				
Date: 17/04/2021				

Agent Comments



1/14 Oak St HAWTHORN 3122 (REI)



Price: \$1,000,700 Method: Private Sale Date: 16/09/2021 Property Type: Apartment

### Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153



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