

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

406/2 Tweed Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$450,000

&

\$475,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2022

to

31/12/2022

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	109/577 Glenferrie Rd HAWTHORN 3122	\$470,000	03/12/2022
2	205/47 Murphy St RICHMOND 3121	\$452,500	06/12/2022
3	102/160 Power St HAWTHORN 3122	\$441,000	23/01/2023

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:

23/02/2023 11:18



Property Type: Apartment

Agent Comments

Comparable Properties



109/577 Glenferrie Rd HAWTHORN 3122 (REI) **Agent Comments**



Price: \$470,000

Method: Private Sale

Date: 03/12/2022

Property Type: Apartment



205/47 Murphy St RICHMOND 3121 (REI/VG) **Agent Comments**



Price: \$452,500

Method: Private Sale

Date: 06/12/2022

Property Type: Apartment



102/160 Power St HAWTHORN 3122 (REI) **Agent Comments**



Price: \$441,000

Method: Private Sale

Date: 23/01/2023

Property Type: Apartment