

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

8/14 The Boulevard, Hawthorn Vic 3122

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$604,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2020

to

31/12/2020

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	4/59 Riversdale Rd HAWTHORN 3122	\$500,000	27/10/2020
2	3/32 Liddiard St HAWTHORN 3122	\$480,000	16/12/2020
3	9/130 Rathmines Rd HAWTHORN EAST 3123	\$460,000	31/10/2020

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:

03/03/2021 10:41



Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending December 2020: \$604,000

Comparable Properties



4/59 Riversdale Rd HAWTHORN 3122 (REI) **Agent Comments**



Price: \$500,000
Method: Private Sale
Date: 27/10/2020
Property Type: Apartment



3/32 Liddiard St HAWTHORN 3122 (REI) **Agent Comments**



Price: \$480,000
Method: Private Sale
Date: 16/12/2020
Property Type: Apartment



9/130 Rathmines Rd HAWTHORN EAST 3123 (REI) **Agent Comments**



Price: \$460,000
Method: Private Sale
Date: 31/10/2020
Property Type: Apartment