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 8/164 Barkers Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$745,000

Median sale price

Median price	\$602,500	Pro	perty Type Unit	t		Suburb	Hawthorn
Period - From	01/10/2021	to	31/12/2021	Soi	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.

Add	dress of comparable property	Price	Date of sale
1	8/36 Lisson Gr HAWTHORN 3122	\$735,000	24/12/2021
2	3/22-24 Muir St HAWTHORN 3122	\$735,000	11/12/2021
3	303/7 Montrose St HAWTHORN EAST 3123	\$720,000	10/12/2021

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:

28/02/2022 10:43









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$745,000 Median Unit Price December quarter 2021: \$602,500

Comparable Properties



8/36 Lisson Gr HAWTHORN 3122 (VG)



Price: \$735,000 Method: Sale Date: 24/12/2021 Property Type: Strata Unit/Flat Agent Comments



3/22-24 Muir St HAWTHORN 3122 (REI)

Agent Comments



Price: \$735,000 Method: Auction Sale Date: 11/12/2021 Property Type: Apartment



303/7 Montrose St HAWTHORN EAST 3123 (REI/VG)

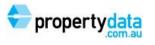
Agent Comments

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Price: \$720,000 Method: Private Sale Date: 10/12/2021 Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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