

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

201/2 Tweed Street, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2019

to

31/12/2019

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	101/2 Tweed St HAWTHORN 3122	\$570,500	14/08/2019
2	102/121 Power St HAWTHORN 3122	\$558,000	06/12/2019
3	204/38 Camberwell Rd HAWTHORN EAST 3123		15/01/2020

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:

06/02/2020 14:09



Property Type: Apartment

Agent Comments

Comparable Properties



101/2 Tweed St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$570,500

Method: Private Sale

Date: 14/08/2019

Property Type: Apartment



102/121 Power St HAWTHORN 3122 (REI)

Agent Comments



Price: \$558,000

Method: Sold Before Auction

Date: 06/12/2019

Property Type: Apartment



204/38 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price:

Method: Private Sale

Date: 15/01/2020

Rooms: 5

Property Type: Apartment