

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

407/2 Golding Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$551,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2019

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	308/609 Burwood Rd HAWTHORN 3122	\$493,000	16/11/2019
2	1008/377 Burwood Rd HAWTHORN 3122	\$490,000	18/03/2020
3	110/140-142 Cotham Rd KEW 3101	\$466,500	21/01/2020

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:

24/03/2020 17:45



Rooms: 1
Property Type: apartment
Land Size: 57 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
Year ending December 2019: \$551,000

Comparable Properties



308/609 Burwood Rd HAWTHORN 3122 (REI) **Agent Comments**



Price: \$493,000
Method: Auction Sale
Date: 16/11/2019
Rooms: 3
Property Type: Apartment
Land Size: 58 sqm approx



1008/377 Burwood Rd HAWTHORN 3122 (REI) **Agent Comments**



Price: \$490,000
Method: Private Sale
Date: 18/03/2020
Property Type: Apartment



110/140-142 Cotham Rd KEW 3101 (REI) **Agent Comments**



Price: \$466,500
Method: Private Sale
Date: 21/01/2020
Rooms: 3
Property Type: Apartment