

Nick Todd 03 8809 5568 0418 349 822 nick.todd@little.com.au

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

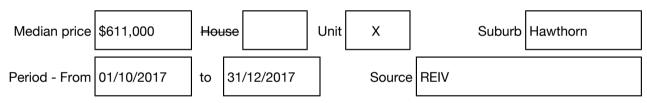
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Indicative selling price

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

Range between \$195,000	&	\$210,000
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Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	13/17 Auburn Gr HAWTHORN EAST 3123	\$210,000	20/09/2017
2	3/89 Denham St HAWTHORN 3122	\$190,000	18/09/2017
3	203/5-9 Studley Park Rd KEW 3101	\$190,000	18/01/2018

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



307/383 Burwood Road, Hawthorn Vic 3122







Rooms: Property Type: Apartment Agent Comments

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Indicative Selling Price \$195,000 - \$210,000 **Median Unit Price** December quarter 2017: \$611,000

Comparable Properties



13/17 Auburn Gr HAWTHORN EAST 3123 (VG) Agent Comments



Price: \$210,000 Method: Sale Date: 20/09/2017 Rooms: -Property Type: Strata Unit/Flat



3/89 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$190,000 Method: Private Sale Date: 18/09/2017 Rooms: 2 Property Type: Apartment



203/5-9 Studley Park Rd KEW 3101 (REI)



Price: \$190.000 Method: Private Sale Date: 18/01/2018 Rooms: 2

Property Type: Apartment

Agent Comments

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