

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

6/9 Henry Street, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$510,000

Median sale price

Median price

\$611,000

House

Unit

X

Suburb

Hawthorn

Period - From

01/10/2017

to

31/12/2017

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	15/179 Power St HAWTHORN 3122	\$550,000	03/03/2018
2	2/18 Connell St HAWTHORN 3122	\$530,000	03/03/2018
3	8/30-32 Barton St HAWTHORN 3122	\$522,500	03/03/2018

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.



 2  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$510,000

Median Unit Price
December quarter 2017: \$611,000

Comparable Properties



15/179 Power St HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$550,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Apartment



2/18 Connell St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$530,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Apartment



8/30-32 Barton St HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$522,500
Method: Auction Sale
Date: 03/03/2018
Rooms: 4
Property Type: Apartment