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

s |6/9 Henry Street, Hawthorn Vic 3122 d e

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	Hou	Ise	Unit	х	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.

Ado	dress 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.

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

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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.



propertydata

petermarkovic





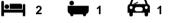
Rooms: Property Type: Apartment Agent Comments

Indicative Selling Price \$510,000 **Median Unit Price** December quarter 2017: \$611,000

Comparable Properties



15/179 Power St HAWTHORN 3122 (REI) Agent Comments



Price: \$550,000 Method: Auction Sale Date: 03/03/2018

Rooms: -Property Type: Apartment

Agent Comments

Agent Comments



2/18 Connell St HAWTHORN 3122 (REI)

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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)



à 1

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

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