

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

203/22 Findon Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$540,000 & \$565,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2021

to 31/12/2021

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	102/25 Lynch St HAWTHORN 3122	\$560,000	05/03/2022
2	404/20 Burnley St RICHMOND 3121	\$545,000	02/12/2021
3	413/2 Golding St HAWTHORN 3122	\$540,000	22/01/2022

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:

05/04/2022 15:39



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$540,000 - \$565,000

Median Unit Price

Year ending December 2021: \$600,000

Comparable Properties



102/25 Lynch St HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

Price: \$560,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Apartment



404/20 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

 2  2  1

Price: \$545,000

Method: Sold Before Auction

Date: 02/12/2021

Property Type: Unit



413/2 Golding St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$540,000

Method: Private Sale

Date: 22/01/2022

Property Type: Apartment