

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

303/2 Hawke Street, West Melbourne Vic 3003

Indicative selling price

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

Single price

\$740,000

Median sale price

Median price

\$662,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/04/2022

to

30/06/2022

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	102/7 Howard St WEST MELBOURNE 3003	\$770,000	19/05/2022
2	216/275 Abbotsford St NORTH MELBOURNE 3051	\$738,000	18/05/2022
3	319/350 Victoria St NORTH MELBOURNE 3051	\$715,000	24/05/2022

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:

13/08/2022 11:59