

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

15/12-16 Symonds Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$664,000

Property Type Unit

Suburb Hawthorn East

Period - From 26/03/2020

to

25/03/2021

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 | 7/8 Auburn Gr HAWTHORN EAST 3123 | \$630,000 | 27/02/2021 |
| 2 | 11/21 Auburn Gr HAWTHORN EAST 3123 | \$629,999 | 13/12/2020 |
| 3 | 5/999 Burke Rd CAMBERWELL 3124 | \$610,000 | 22/03/2021 |

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:

26/03/2021 12:58



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

26/03/2020 - 25/03/2021: \$664,000

Comparable Properties



7/8 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Auction Sale

Date: 27/02/2021

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)



11/21 Auburn Gr HAWTHORN EAST 3123 (VG)

Agent Comments

2 - -

Price: \$629,999

Method: Sale

Date: 13/12/2020

Property Type: Strata Unit/Flat



5/999 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 2

Price: \$610,000

Method: Private Sale

Date: 22/03/2021

Property Type: Apartment