## 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

103/2 Tweed Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$395,000		&		\$430,000			
Median sale pr	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	320/17 Lynch St HAWTHORN 3122	\$420,000	18/08/2021
2	104/2 Tweed St HAWTHORN 3122	\$420,000	22/06/2021
3	813/377 Burwood Rd HAWTHORN 3122	\$417,500	11/08/2021

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:

20/09/2021 17:37







**Property Type:** Agent Comments Indicative Selling Price \$395,000 - \$430,000 Median Unit Price June quarter 2021: \$610,000

# **Comparable Properties**



320/17 Lynch St HAWTHORN 3122 (REI)

104/2 Tweed St HAWTHORN 3122 (REI/VG)

**601** 1



Price: \$420,000 Method: Private Sale Date: 18/08/2021 Property Type: Apartment Agent Comments

Agent Comments



Price: \$420,000 Method: Private Sale Date: 22/06/2021 Property Type: Apartment

1

(REI/VG)

1

Toperty Type. Apartment

813/377 Burwood Rd HAWTHORN 3122

1

Agent Comments



**Price:** \$417,500 **Method:** Private Sale **Date:** 11/08/2021

Property Type: Apartment

#### Account - The Agency Boroondara | P: 03 8578 0399



propertydata

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