### 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

12/1 Domville Avenue, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$550,000		&		\$605,000			
Median sale p	rice							
Median price	\$563,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2018	to	30/06/2019		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	501/157-163 Burwood Rd HAWTHORN 3122	\$645,500	14/09/2019
2	11/2 Calvin St HAWTHORN 3122	\$617,000	30/03/2019
3	504/81-83 Riversdale Rd HAWTHORN 3122	\$615,000	07/06/2019

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:

24/09/2019 20:00



# hockingstuart





Property Type: apartment Agent Comments Indicative Selling Price \$550,000 - \$605,000 Median Unit Price Year ending June 2019: \$563,000

## **Comparable Properties**



501/157-163 Burwood Rd HAWTHORN 3122 (REI)



Price: \$645,500 Method: Auction Sale Date: 14/09/2019 Property Type: Apartment



11/2 Calvin St HAWTHORN 3122 (REI)



Price: \$617,000 Method: Auction Sale Date: 30/03/2019 Property Type: Apartment



504/81-83 Riversdale Rd HAWTHORN 3122 (REI)

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Price: \$615,000 Method: Private Sale Date: 07/06/2019 Property Type: Apartment

Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017



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.

Agent Comments

Agent Comments

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