

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 consumer.vic.gov.au/underquoting

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$563,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2018

to

30/06/2019

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.

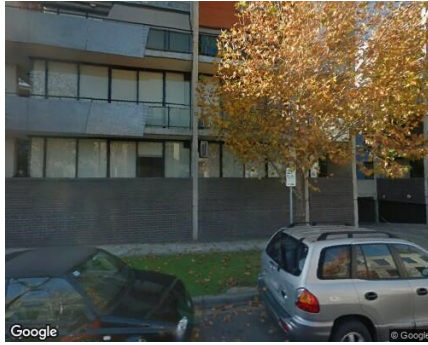
	Address of comparable property	Price	Date of sale
1	501/157-163 Burwood Rd HAWTHORN 3122	\$645,500	14/09/2019
2	11/2 Calvin St HAWTHORN 3122	\$617,000	30/03/2019
3	504/81-83 Riversdale Rd HAWTHORN 3122	\$615,000	07/06/2019

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



2 1 2

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)

Agent Comments

2 1 1

Price: \$645,500

Method: Auction Sale

Date: 14/09/2019

Property Type: Apartment



11/2 Calvin St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$617,000

Method: Auction Sale

Date: 30/03/2019

Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$615,000

Method: Private Sale

Date: 07/06/2019

Property Type: Apartment