

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

6/456 Barkers Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$2,025,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2019 to 31/12/2019 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	3/847 Glenferrie Rd KEW 3101	\$1,640,000	30/11/2019
2	1/45 Parkhill Rd KEW 3101	\$1,540,000	07/12/2019
3	27a Harold St HAWTHORN EAST 3123	\$1,501,000	14/12/2019

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:

06/04/2020 14:54



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Property Type: Townhouse

Agent Comments

Comparable Properties



3/847 Glenferrie Rd KEW 3101 (REI/VG)

Agent Comments

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Price: \$1,640,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Townhouse (Res)



1/45 Parkhill Rd KEW 3101 (REI/VG)

Agent Comments

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Price: \$1,540,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 7

Property Type: Townhouse (Res)



27a Harold St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$1,501,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Townhouse (Res)

Land Size: 281 sqm approx