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 | 78 Hawke S | lawke Street, West Melbourne Vic 3003 | | | | | | |
| Indicative selling pri | ce | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
| Range between \$1,70 | & | \$1,800,000 | | | | | | |
| Median sale price | | | | | | | | |
| Median price \$1,299 | ,000 Pr | roperty Type Ho | use | 5 | Suburb | West Melbo | urne | |
| Period - From 01/01/2 | - From 01/01/2024 to 31/12/2024 Source REI | | | | REIV | V | | |
| 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 | | | | | Pr | rice | Date of sale | |
| 1 | | | | | | | | |
| 2 | | | | | | | | |
| 3 | | | | | | | | |
| OR | | | | | | | | |
| | | representative re wo kilometres of | | | | | | |
| This Statement of Information was prepared on: | | | | | n: | 04/02/2025 11:19 | | |



LUCAS MILLS

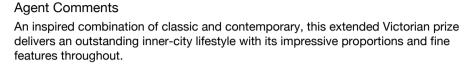
Lucas Mills 0410037682 0410037682 lucas.mills@lucasmills.com.au

> **Indicative Selling Price** \$1,700,000 - \$1,800,000 **Median House Price**

Year ending December 2024: \$1,299,000







Comparable Properties

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.

Account - Lucas Mills Real Estate



