

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

11/456 Barkers Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$1,385,000

Median sale price

Median price \$1,350,000

Property Type Townhouse

Suburb Hawthorn East

Period - From 21/07/2021

to 20/07/2022

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	3/49 Cecil St KEW 3101	\$1,595,000	30/03/2022
2	4/10-12 Ryeburne Av HAWTHORN EAST 3123	\$1,490,000	28/05/2022
3	6/456 Barkers Rd HAWTHORN EAST 3123		08/05/2022

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:

21/07/2022 10:59



 3
  3
  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,385,000

Median Townhouse Price

21/07/2021 - 20/07/2022: \$1,350,000

Comparable Properties



3/49 Cecil St KEW 3101 (REI)

Agent Comments

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  2
  2

Price: \$1,595,000

Method: Private Sale

Date: 30/03/2022

Property Type: Townhouse (Single)

Land Size: 285 sqm approx



4/10-12 Ryeburne Av HAWTHORN EAST 3123 (REI)

Agent Comments

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  2
  2

Price: \$1,490,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Townhouse (Res)



6/456 Barkers Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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  3
  2

Price:

Method: Sold After Auction

Date: 08/05/2022

Property Type: Townhouse (Res)

Land Size: 212 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088