

# 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

15b Inverleith Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### 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	409/81 Riversdale Rd HAWTHORN 3122	\$885,000	05/09/2019
2	4/56 Rathmines Rd HAWTHORN EAST 3123	\$817,000	15/06/2019
3	406/102-118 Camberwell Rd HAWTHORN EAST 3123	\$793,000	14/05/2019

**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:

30/09/2019 09:43



3   
 2   
 2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

Year ending June 2019: \$563,000

## Comparable Properties



**409/81 Riversdale Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2   
 2   
 2

**Price:** \$885,000

**Method:** Private Sale

**Date:** 05/09/2019

**Property Type:** Apartment



**4/56 Rathmines Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2   
 2   
 1

**Price:** \$817,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Property Type:** Apartment



**406/102-118 Camberwell Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$793,000

**Method:** Private Sale

**Date:** 14/05/2019

**Rooms:** 5

**Property Type:** Apartment