

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

5/8 Brook Street Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

2/8 Brook Street Hawthorn VIC 3122	\$507,000	18-Jun-21
7/10 Brook Street Hawthorn VIC 3122	\$557,499	29-May-21
2/2 Yarra Street Hawthorn VIC 3122	\$470,000	26-Jun-21

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 6 months.~~

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2/8 Brook Street Hawthorn VIC 3122

1 1 1

Sold Price

\$507,000

Sold Date **18-Jun-21**

Distance -



7/10 Brook Street Hawthorn VIC 3122

1 1 1

Sold Price

\$557,499

Sold Date **29-May-21**

Distance **0.02km**



2/2 Yarra Street Hawthorn VIC 3122

1 1 1

Sold Price

\$470,000

Sold Date **26-Jun-21**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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