

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

101/2 Tweed Street, Hawthorn Vic 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000

&

\$575,000

Median sale price

Median price \$527,800

House

Unit

X

Suburb Hawthorn

Period - From 01/04/2019

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	406/10 Burnley St RICHMOND 3121	\$577,000	05/04/2019
2	406/20 Camberwell Rd HAWTHORN EAST 3123	\$567,000	25/02/2019
3	423/311 Burwood Rd HAWTHORN 3122	\$550,000	22/05/2019

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.



 2  2  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$560,000 - \$575,000
Median Unit Price
June quarter 2019: \$527,800

Comparable Properties



406/10 Burnley St RICHMOND 3121 (REI/VG) **Agent Comments**

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Price: \$577,000
Method: Private Sale
Date: 05/04/2019
Rooms: 3
Property Type: Apartment



406/20 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) **Agent Comments**

 2  2  1

Price: \$567,000
Method: Private Sale
Date: 25/02/2019
Rooms: -
Property Type: Apartment



423/311 Burwood Rd HAWTHORN 3122 (REI/VG) **Agent Comments**

 2  2  1

Price: \$550,000
Method: Private Sale
Date: 22/05/2019
Rooms: -
Property Type: Apartment