

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

12/456 Barkers Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$617,500

Property Type

Unit

Suburb

Hawthorn East

Period - From

20/06/2019

to

19/06/2020

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	15/456 Barkers Rd, Hawthorn East, Vic 3123, Australia	\$1,350,000	26/05/2020
2	6/456 Barkers Rd, Hawthorn East, Vic 3123, Australia	\$1,510,000	21/04/2020
3	17/456 Barkers Rd HAWTHORN EAST 3123	\$1,350,000	13/06/2020

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:

20/06/2020 12:13



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000
Median Unit Price
20/06/2019 - 19/06/2020: \$617,500

Comparable Properties

15/456 Barkers Rd, Hawthorn East, Vic 3123, Australia (REI) Agent Comments



Price: \$1,350,000
Method:
Date: 26/05/2020
Property Type: Townhouse (Single)

6/456 Barkers Rd, Hawthorn East, Vic 3123, Australia (REI) Agent Comments



Price: \$1,510,000
Method:
Date: 21/04/2020
Property Type: Townhouse (Single)



17/456 Barkers Rd HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 13/06/2020
Property Type: Townhouse (Single)