

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

3/17 Muir Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2022

to

30/06/2022

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	2/86 Burnley St RICHMOND 3121	\$397,500	28/09/2022
2	3/124a Barkers Rd HAWTHORN 3122	\$380,000	29/04/2022
3	1/124a Barkers Rd HAWTHORN 3122	\$380,000	25/06/2022

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:

11/10/2022 15:06

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Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

June quarter 2022: \$635,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



2/86 Burnley St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$397,500

Method: Private Sale

Date: 28/09/2022

Property Type: Apartment



3/124a Barkers Rd HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$380,000

Method: Private Sale

Date: 29/04/2022

Property Type: Apartment



1/124a Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$380,000

Method: Private Sale

Date: 25/06/2022

Property Type: Unit

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180