

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

4/6 Beaconsfield Road, Hawthorn East Vic 3123

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

Range between \$730,000

&

\$780,000

Median sale price

Median price \$589,500

House

Unit

X

Suburb

Hawthorn East

Period - From 01/01/2018

to

31/12/2018

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 | | |
| 3 | | |

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  1  2

Rooms: 6

Property Type: Flat

Agent Comments

Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

Year ending December 2018: \$589,500

Comparable Properties



2/1 Linton Ct HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$742,000

Method: Auction Sale

Date: 02/03/2019

Rooms: 6

Property Type: Apartment

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.