

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

4/12-14 Symonds Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$650,500

Property Type Unit

Suburb Hawthorn East

Period - From 01/10/2019

to

31/12/2019

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.

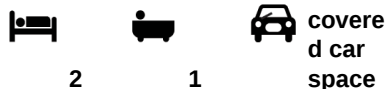
	Address of comparable property	Price	Date of sale
1	2/137 Victoria Rd HAWTHORN EAST 3123	\$605,000	30/11/2019
2	3/177 Rathmines Rd HAWTHORN EAST 3123	\$590,000	28/10/2019
3	6/12-14 Illawarra Rd HAWTHORN 3122	\$584,000	14/12/2019

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.~~

This Statement of Information was prepared on:

23/01/2020 14:36



Rooms: study nook
Property Type: Apartment
Land Size: n/a sqm approx
Agent Comments

Comparable Properties



2/137 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$605,000
Method: Auction Sale
Date: 30/11/2019
Property Type: Apartment



3/177 Rathmines Rd HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$590,000
Method: Sale
Date: 28/10/2019
Property Type: Strata Unit/Flat



6/12-14 Illawarra Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$584,000
Method: Auction Sale
Date: 14/12/2019
Property Type: Apartment