## 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

19/64 Anderson Road, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$580,000		&		\$620,000			
Median sale p	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	503/38 Harold St HAWTHORN EAST 3123	\$580,000	28/04/2022
2	10/50 Leura Gr HAWTHORN EAST 3123	\$583,000	28/04/2022
3	6/20 Mayston St HAWTHORN EAST 3123	\$590,000	09/04/2022

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.

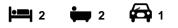
This Statement of Information was prepared on:

09/06/2022 10:16









**Property Type:** Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price Year ending March 2022: \$645,000

# **Comparable Properties**



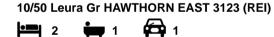
503/38 Harold St HAWTHORN EAST 3123 (REI/VG)



Price: \$580,000 Method: Private Sale Date: 28/04/2022 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$583,000 Method: Private Sale Date: 28/04/2022 Property Type: Apartment



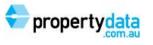
6/20 Mayston St HAWTHORN EAST 3123 (REI/VG)

**1** 2 **1 1** 

Price: \$590,000 Method: Auction Sale Date: 09/04/2022 Property Type: Unit Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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