

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

213/2 Golding Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$398,000

Median sale price

Median price \$566,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/10/2018

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	112/311 Burwood Rd HAWTHORN 3122	\$411,500	18/10/2018
2	115/311 Burwood Rd HAWTHORN 3122	\$410,000	17/09/2018
3	104/2 Tweed St HAWTHORN 3122	\$388,000	11/12/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$398,000
Median Unit Price
December quarter 2018: \$566,000

Comparable Properties

112/311 Burwood Rd HAWTHORN 3122 (REI) **Agent Comments**



Price: \$411,500
Method: Private Sale
Date: 18/10/2018
Rooms: -
Property Type: Apartment



115/311 Burwood Rd HAWTHORN 3122 (REI) **Agent Comments**



Price: \$410,000
Method: Private Sale
Date: 17/09/2018
Rooms: 2
Property Type: Apartment



104/2 Tweed St HAWTHORN 3122 (REI) **Agent Comments**



Price: \$388,000
Method: Private Sale
Date: 11/12/2018
Rooms: -
Property Type: Apartment