

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

G2/107 Hawke Street West Melbourne VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,431,000

Property type

Other

Suburb

West Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

G1/107 Hawke Street West Melbourne VIC 3003	\$493,000	25-Nov-19
208/135-137 Roden Street West Melbourne VIC 3003	\$493,000	24-Sep-19
301/145 Roden Street West Melbourne VIC 3003	\$466,000	22-Jan-20

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 6 months.~~

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**G1/107 Hawke Street West
Melbourne VIC 3003**

2 1 1

Sold Price **\$493,000** Sold Date **25-Nov-19**

Distance -



**208/135-137 Roden Street West
Melbourne VIC 3003**

2 1 1

Sold Price Sold Date **24-Sep-19**

Distance **0.11km**



**301/145 Roden Street West
Melbourne VIC 3003**

2 1 1

Sold Price **\$466,000** Sold Date **22-Jan-20**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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