

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 Pine Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$440,000

&

\$484,000

Median sale price

Median price \$563,000

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2018

to 30/06/2019

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	8/10 Liddiard St HAWTHORN 3122	\$496,000	29/06/2019
2	19/46-48 Elphin Gr HAWTHORN 3122	\$486,000	07/08/2019
3	2/14 Dickens St RICHMOND 3121	\$476,000	27/05/2019

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:

17/10/2019 17:02



2



1

Off
Street
Car
Space**Rooms:** 4**Property Type:** Strata Unit/Flat**Agent Comments**

Stylishly updated with considerable flair, this light filled and spacious apartment in a delightful 1960's boutique block offers instant lifestyle and investment appeal walking distance to the Yarra River and bike trails, Bridge Road shopping, cafes and restaurants & Victoria Gardens.

Comparable Properties

**8/10 Liddiard St HAWTHORN 3122 (REI)****Agent Comments**

2



1



1

Price: \$496,000**Method:** Auction Sale**Date:** 29/06/2019**Property Type:** Apartment**19/46-48 Elphin Gr HAWTHORN 3122 (REI)****Agent Comments**

2



1



1

Price: \$486,000**Method:** Private Sale**Date:** 07/08/2019**Property Type:** Apartment**2/14 Dickens St RICHMOND 3121 (REI/VG)****Agent Comments**

2



1



1

Price: \$476,000**Method:** Private Sale**Date:** 27/05/2019**Rooms:** 3**Property Type:** Apartment