## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

|                                                                                                                                                                                                                     |                                        |                | 0000.      |       |        | o =0.0.10 / 19   | 0.110 7.01 100 |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------|------------|-------|--------|------------------|----------------|--|
| Property offered for s                                                                                                                                                                                              | sale                                   |                |            |       |        |                  |                |  |
| Address<br>Including suburb and<br>postcode                                                                                                                                                                         | G02/68 Barkers Road, Hawthorn Vic 3122 |                |            |       |        |                  |                |  |
| ndicative selling prid                                                                                                                                                                                              | e                                      |                |            |       |        |                  |                |  |
| For the meaning of this p                                                                                                                                                                                           | orice see consu                        | mer.vic.gov.au | ı/underquo | ting  |        |                  |                |  |
| Single price \$695,                                                                                                                                                                                                 | 000                                    |                |            |       |        |                  |                |  |
| Median sale price                                                                                                                                                                                                   |                                        |                |            |       |        |                  |                |  |
| Median price \$600,00                                                                                                                                                                                               | 00 Prop                                | erty Type Uni  | t          | :     | Suburb | Hawthorn         |                |  |
| Period - From 01/07/2                                                                                                                                                                                               | 025 to 3                               | 80/09/2025     | So         | ource | REIV   |                  |                |  |
| Comparable property sales (*Delete A or B below as applicable)                                                                                                                                                      |                                        |                |            |       |        |                  |                |  |
| 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                                                                                                                                                                                      |                                        |                |            |       | Р      | rice             | Date of sale   |  |
| 1 G02/307 Barkers Rd KEW 3101                                                                                                                                                                                       |                                        |                |            |       | \$(    | 695,000          | 11/09/2025     |  |
| 2                                                                                                                                                                                                                   |                                        |                |            |       |        |                  |                |  |
| 3                                                                                                                                                                                                                   |                                        |                |            |       |        |                  |                |  |
| OR                                                                                                                                                                                                                  |                                        |                |            |       |        |                  |                |  |
| 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:                                                                                                                                                                      |                                        |                |            |       | on:    | 30/10/2025 09:51 |                |  |

