

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

1 Cook Street, Hawthorn

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath, 1 Car	\$*	Or range between	\$498,000	&	\$525,000
1 Bed, 1 Bath, 1 Car	\$*	Or range between	\$525,000	&	\$550,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$596,000	Suburb	Hawthorn
Period - From	5/12/17	To	5/12/18
Source	Property Data		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 Bed, 1 Bath, 1 Car	207/21 Riversdale Road, Hawthorn	\$549,000	14/10/17
	8/22 Hill Street, Hawthorn	\$550,000	11/11/17
	1/247 Riversdale Road, Hawthorn East	\$530,500	12/8/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 Bed, 1 Bath, 1 Car	4/14 Liddiard Street, Hawthorn	\$640,000	16/12/17
	8/28 Harold Street, Hawthorn East	\$587,000	9/12/17
	203/21 Riversdale Road, Hawthorn	\$695,000	27/9/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.