

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

The Kent – 382-386 Burwood Road, 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
2 Bed, 2 Bath	\$*	Or range between	\$750,000	&	\$795,000
2 Bed, 2 Bath	\$*	Or range between	\$820,000	&	\$900,000
2 Bed, 2 Bath	\$*	Or range between	\$1,000,000	&	\$1,050,000
3 Bed, 2 Bath	\$*	Or range between	\$1,500,000	&	\$1,650,000
3 Bed, 2 Bath	\$*	Or range between	\$2,000,000	&	\$2,200,000
3 Bed, 2 Bath	\$*		\$2,450,000		\$2,600,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

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
2 Bed, 2 Bath	107/21 Riversdale Road, Hawthorn	\$785,000	10/10/17
	107/1 Cook Street, Hawthorn	\$795,000	4/12/17
	206/1 Cook Street, Hawthorn	\$820,000	16/12/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	2/194 Cotham Street, Kew	\$915,000	20/10/17
	15/8 Wallen Road, Hawthorn	\$970,000	10/10/17
	G04/828 Burke Road, Camberwell	\$895,000	19/12/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	108/1 Cook Street, Hawthorn	\$1,045,000	2/2/18
	G02/21 Riversdale Road, Hawthorn	\$1,045,000	23/9/17
	13/8 Wallen Road, Hawthorn	\$1,200,000	27/11/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	G01/21 Riverdale Road, Hawthorn	\$1,590,000	21/10/17
	201/625 Glenferrie Road, Hawthorn	\$1,600,000	23/12/17
	305/33 Wattle Road, Hawthorn	\$1,500,000	11/11/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	303/1 Cook Street, Hawthorn	\$2,200,000	6/12/17
	6/60a Heyington Place, Toorak	\$2,250,000	7/3/18
	2/60 Riversdale Road, Hawthorn	\$2,005,000	14/10/17

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	301/21 Riversdale Road, Hawthorn	\$	
	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.	\$	
	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.	\$	

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.