

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address Including suburb and postcode	1a Yarra Street, Hawthorn
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://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	\$1,054,350		\$1,065,000
2 Bed, 2 Bath	\$*	Or range between	\$1,280,000		\$1,408,000
3 Bed, 2 Bath	\$*	Or range between	\$1,800,000		\$1,980,000
3 Bed, 2 Bath	\$*	Or range between	\$2,000,000		\$2,200,000

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	4/12/18
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
2 Bed, 2 Bath	16/8 Wallen Road, Hawthorn	\$1,100,000	25/5/18
	6/37 Foley Street, Kew	\$1,160,000	14/5/18
	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.	\$	

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	408/6 Lisson Grove, hawthorn	\$1,400,000	25/9/18
	301/17 Riversdale Road, Hawthorn	\$1,375,000	1/6/18
	2/3 Rockingham Street, Kew	\$1,300,000	20/6/18

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	306/131-141 Church Street, Hawthorn	\$1,820,000	4/10/18
	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.	\$	
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### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	6/1 Oak Street, Hawthorn	\$2,400,000	19/6/18
	7/1 Oak Street, Hawthorn	\$2,675,000	13/6/18
	801/382 Burwood Road, Hawthorn	\$3,750,000	4/7/18

**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.

This Statement of Information was prepared on:

4/12/18