

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	108/2 Tweed Street, Hawthorn Vic 3122
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$525,000
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**Median sale price**

Median price	\$596,000	House		Unit	X	Suburb	Hawthorn
Period - From	01/01/2018	to	31/12/2018	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	31/44 Burwood Rd HAWTHORN 3122	\$530,000	20/09/2018
2	8/44 Liddiard St HAWTHORN 3122	\$515,000	17/11/2018
3	19/22 Wattle Rd HAWTHORN 3122	\$505,000	30/08/2018

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.

**Indicative Selling Price**  
\$525,000

**Median Unit Price**  
Year ending December 2018: \$596,000



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**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 61 (internal) + 10 (balcony) sqm approx  
**Agent Comments**

## Comparable Properties



**31/44 Burwood Rd HAWTHORN 3122 (REI/VG)** **Agent Comments**

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Inferior finishes

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 20/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**8/44 Liddiard St HAWTHORN 3122 (REI)** **Agent Comments**

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Older block. Original condition.

**Price:** \$515,000  
**Method:** Auction Sale  
**Date:** 17/11/2018  
**Rooms:** -  
**Property Type:** Apartment



**19/22 Wattle Rd HAWTHORN 3122 (REI/VG)** **Agent Comments**

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Inferior finished. Smaller area. City views.

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 30/08/2018  
**Rooms:** -  
**Property Type:** Apartment