

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 6/124B Barkers Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$395,000

Median sale price

Median price \$527,800

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2019

to 30/06/2019

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	4/23 Park St RICHMOND 3121	\$390,000	14/05/2019
2	11/76 Type St RICHMOND 3121	\$385,000	23/05/2019
3	3/146 Power St HAWTHORN 3122	\$360,000	31/08/2019

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.~~

This Statement of Information was prepared on:

20/09/2019 10:25



Property Type: Unit
Agent Comments

Indicative Selling Price
\$395,000
Median Unit Price
June quarter 2019: \$527,800

Comparable Properties



4/23 Park St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 14/05/2019
Rooms: 2
Property Type: Apartment



11/76 Type St RICHMOND 3121 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 23/05/2019
Property Type: Car Park/Car Space (Res)



3/146 Power St HAWTHORN 3122 (REI)

Agent Comments



Price: \$360,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 2
Property Type: Apartment