

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

302/107 Hawke Street West Melbourne VIC 3003

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,625

Property type

Unit

Suburb

West Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

81/38 Kavanagh Street Southbank VIC 3006	\$522,500	24-Dec-20
305/60 Siddeley Street Docklands VIC 3008	\$610,000	21-Dec-20
171/79 Whiteman Street Southbank VIC 3006	\$535,000	17-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 23 February 2021



**81/38 Kavanagh Street Southbank
VIC 3006**

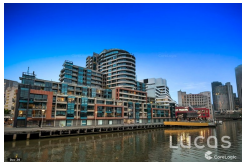
2 1 1

Sold Price

\$522,500

Sold Date **24-Dec-20**

Distance **2.35km**



**305/60 Siddeley Street Docklands
VIC 3008**

2 1 1

Sold Price

^{RS} **\$610,000**

Sold Date **21-Dec-20**

Distance **1.76km**



**171/79 Whiteman Street Southbank
VIC 3006**

2 1 1

Sold Price

\$535,000

Sold Date **17-Dec-20**

Distance **2.27km**

RS = Recent sale

UN = Undisclosed Sale

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