

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2020

to

31 Dec 2020

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 | 23-Dec-20 |
| 171/79 Whiteman Street Southbank VIC 3006 | \$535,000 | 22-Dec-20 |
| 305/60 Siddeley Street Docklands VIC 3008 | \$610,000 | 21-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: 04 January 2021



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

Sold Price

^{RS}

\$522,500

Sold Date

23-Dec-20

 2  1  1

Distance

2.35km



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

Sold Price

^{RS}

\$535,000

Sold Date

22-Dec-20

 2  1  1

Distance

2.27km



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

Sold Price

^{RS}

\$610,000

Sold Date

21-Dec-20

 2  1  1

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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