

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 196-202 Burwood Rd, Hawthorn Vic 3122 - (SIERRA)

Indicative selling price

For the meaning of this price see 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
1 Bed, 1 Bath, 1 Carpark, 1 Level – GROUP A	\$*430,000	Or range between	\$*	&	\$
1 Bed, 1 Bath, 1 Carpark, 1 Level – GROUP B	\$*	Or range between	\$*480,000	&	\$528,000
1 Bed, 1 Bath, 1 Carpark, 1 Level – GROUP C	\$*	Or range between	\$*540,000	&	\$594,000
1 Bed, 1 Bath, 1 Carpark, 1 Level – GROUP D	\$*	Or range between	\$*600,000	&	\$660,000
1 Bed, 1 Bath, 1 Carpark, 1 Level – GROUP E	\$*	Or range between	\$*664,000	&	\$730,400
1 Bed, 1 Bath, 1 Carpark, 1 Level – GROUP F	\$*837,000	Or range between	\$*	&	\$
1 Bed, 2 Bath, 1 Carpark, 1 Level – GROUP G	\$*560,000	Or range between	\$*	&	\$
2 Bed, 1 Bath, 1 Carpark, 1 Level – GROUP H	\$*	Or range between	\$*580,000	&	\$638,000
2 Bed, 1 Bath, 1 Carpark, 1 Level – GROUP I	\$*	Or range between	\$*750,000	&	\$825,000
2 Bed, 1 Bath, 1 Carpark, 1 Level – GROUP J	\$*966,000	Or range between	\$*	&	\$
2 Bed, 2 Bath, 1 Carpark, 1 Level – GROUP K	\$*	Or range between	\$*599,000	&	\$658,900
2 Bed, 2 Bath, 1 Carpark, 1 Level – GROUP L	\$*	Or range between	\$*660,000	&	\$726,000
2 Bed, 2 Bath, 1 Carpark, 1 Level – GROUP M	\$*	Or range between	\$*730,000	&	\$803,000
2 Bed, 2 Bath, 1 Carpark, 1 Level – GROUP N	\$*	Or range between	\$*810,000	&	\$891,000
2 Bed, 2 Bath, 1 Carpark, 1 Level – GROUP O	\$*	Or range between	\$*900,000	&	\$990,000
2 Bed, 2 Bath, 1 Carpark, 1 Level – GROUP P	\$*	Or range between	\$*1,010,000	&	\$1,111,000
2 Bed, 2 Bath, 1 Carpark, 1 Level – GROUP Q	\$*1,200,000	Or range between	\$*	&	\$
2 Bed, 2 Bath, 1 Carpark, 1 Level – GROUP R	\$*1,600,000	Or range between	\$*	&	\$
2 Bed, 2 Bath, 1 Carpark, 2 Levels – GROUP S	\$*	Or range between	\$*890,000	&	\$979,000
2 Bed, 2 Bath, 1 Carpark, 2 Levels – GROUP T	\$*	Or range between	\$*1,050,000	&	\$1,155,000

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2 Bed, 2 Bath, 1 Carpark, 2 Levels – GROUP U	\$*	Or range between	\$*1,060,000	&	\$1,166,000
2 Bed, 2 Bath, 1 Carpark, 2 Levels – GROUP V	\$*1,170,000	Or range between	\$*	&	\$
2 Bed, 3 Bath, 1 Carpark, 1 Level – GROUP W	\$*1,200,000	Or range between	\$*	&	\$
3 Bed, 2 Bath, 2 Carpark, 1 Level – GROUP X	\$*890,000	Or range between	\$*	&	\$
3 Bed, 2 Bath, 2 Carpark, 1 Level – GROUP Y	\$*1,005,000	Or range between	\$*	&	\$
3 Bed, 2 Bath, 2 Carpark, 1 Level – GROUP Z	\$*	Or range between	\$*1,200,000	&	\$1,320,000
3 Bed, 2 Bath, 2 Carpark, 1 Level – GROUP AB	\$*	Or range between	\$*1,350,000	&	\$1,485,000
3 Bed, 2 Bath, 2 Carpark, 1 Level – GROUP AC	\$*	Or range between	\$*1,500,000	&	\$1,650,000
3 Bed, 2 Bath, 2 Carpark, 1 Level – GROUP AD	\$*1,800,000	Or range between	\$*	&	\$
3 Bed, 3 Bath, 2 Carpark, 1 Level – GROUP AE	\$*	Or range between	\$*1,230,000	&	\$1,353,000
3 Bed, 3 Bath, 2 Carpark, 1 Level – GROUP AF	\$*	Or range between	\$*1,380,000	&	\$1,518,000
3 Bed, 3 Bath, 2 Carpark, 1 Level – GROUP AG	\$*	Or range between	\$*1,600,000	&	\$1,760,000
3 Bed, 3 Bath, 2 Carpark, 2 Levels – GROUP AH	\$*	Or range between	\$*1,400,000	&	\$1,540,000
3 Bed, 3 Bath, 2 Carpark, 2 Levels – GROUP AI	\$*1,600,000	Or range between	\$*	&	\$
4 Bed, 3 Bath, 2 Carpark, 1 Level – GROUP AJ	\$*2,000,000	Or range between	\$*	&	\$
4 Bed, 4 Bath, 2 Carpark, 2 Levels – GROUP AK	\$*	Or range between	\$*1,750,000	&	\$1,925,000
4 Bed, 4 Bath, 2 Carpark, 2 Levels – GROUP AL	\$*1,980,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb Apartment median sale price

Median price Suburb

Period - From To Source

Suburb House median sale price

Median price Suburb

Period - From To Source

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

GROUP A	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

	Address of comparable unit	Price	Date of sale
GROUP B	1. 188e Riversdale Rd HAWTHORN 3122 VIC	\$492,000	04/03/2017
	2. 12/561 Glenferrie Rd HAWTHORN 3122 VIC	\$488,000	23/12/2016
	3. 13/561 Glenferrie Rd HAWTHORN 3122 VIC	\$488,000	10/12/2016

Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP C	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

GROUP D	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

GROUP E	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

GROUP F	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

GROUP G	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
GROUP H	1. 15/9 Lisson Gr HAWTHORN 3122 VIC	\$635,000	08/04/2017
	2. 9/578 Glenferrie Rd HAWTHORN 3122 VIC	\$600,000	01/04/2017
	3. 11/179 Power St HAWTHORN 3122 VIC	\$605,000	18/03/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
GROUP I	1. 14/107 Riversdale Rd HAWTHORN 3122 VIC	\$760,000	24/02/2017
	2. 4/9 Glenroy Rd HAWTHORN 3122 VIC	\$ 818,000	18/02/2017
	3. 1/8 Ridgeway Av KEW 3101 VIC	\$ 785,000	23/12/2016

Unit type or class

E.g. One bedroom units

	Address of comparable unit
GROUP J	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
GROUP K	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
GROUP L	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
GROUP M	1. 7/15 River Blvd RICHMOND 3121 VIC	\$750,000	28/04/2017
	2. 401/38 Camberwell Rd HAWTHORN EAST 3123 VIC	\$785,000	25/03/2017
	3. 405/1 Kennedy Av RICHMOND 3121 VIC	\$762,000	14/02/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit
GROUP N	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

GROUP O	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

GROUP P	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

GROUP Q	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

GROUP R	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

GROUP S	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

GROUP T	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

GROUP U	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

GROUP V	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

GROUP W	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

GROUP X	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

GROUP Y	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

GROUP Z	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

GROUP AB	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

GROUP AC	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

GROUP AD	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

GROUP AE	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

GROUP AF	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

GROUP AG	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

GROUP AH	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

GROUP AI	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

GROUP AJ	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

GROUP AK	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

GROUP AL	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.
----------	--

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.