

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	8/124a Barkers Road, Hawthorn Vic 3122
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	7/165 Power St HAWTHORN 3122	\$410,000	25/03/2017
2	1/54 Liddiard St HAWTHORN 3122	\$440,000	06/05/2017
3	18/557 Glenferrie Rd HAWTHORN 3122	\$430,000	29/07/2017

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

\$400,000 - \$440,000

Median Unit Price

June quarter 2017: \$667,000



1 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



7/165 Power St HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: Apartment



1/54 Liddiard St HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$440,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: Apartment



18/557 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$430,000

Method: Auction Sale

Date: 29/07/2017

Rooms: 3

Property Type: Apartment