### 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

#### Indicative selling price

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

Range between	\$400,000	&	\$440,000
Median sale pri	ce		

Median price	\$667,000	Hou	se	Unit	х	Suburb	Hawthorn
Period - From	01/04/2017	to	30/06/2017		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.

Ad	dress 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.

#### Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



# hockingstuart





Rooms: Property Type: Apartment Agent Comments Tim Mursell 03 9830 7000 0419 800 709 tmursell@hockingstuart.com.au

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price June quarter 2017: \$667,000

# **Comparable Properties**



7/165 Power St HAWTHORN 3122 (REI)



Price: \$410,000 Method: Auction Sale Date: 25/03/2017 Rooms: -Property Type: Apartment Agent Comments

Agent Comments



1/54 Liddiard St HAWTHORN 3122 (REI)

Price: \$440,000 Method: Auction Sale Date: 06/05/2017 Rooms: -Property Type: Apartment



18/557 Glenferrie Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$430,000 Method: Auction Sale Date: 29/07/2017 Rooms: 3 Property Type: Apartment

Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017

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