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	G01/22 Findon Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price	$1,990,000	House	X	Unit		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.

	Address of comparable property	Price	Date of sale
1	17/47 Mary St RICHMOND 3121	$1,190,000	17/06/2017
2	15/1 Muir St HAWTHORN 3122	$1,150,000	08/07/2017
3	24/1 Muir St HAWTHORN 3122	$1,100,000	06/07/2017

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.~~

Nelson Alexander

🛏 3	🛁 2	🚗 2

Rooms:
Property Type: Apartment
Land Size: 230 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2017: $1,990,000

Comparable Properties

17/47 Mary St RICHMOND 3121 (REI)

🛏 3	🛁 2	🚗 1

Price: $1,190,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 5
Property Type: House (Res)

Agent Comments

15/1 Muir St HAWTHORN 3122 (REI)

🛏 3	🛁 2	🚗 1

Price: $1,150,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: Apartment

Agent Comments

24/1 Muir St HAWTHORN 3122 (REI)

🛏 3	🛁 2	🚗 1

Price: $1,100,000
Method: Auction Sale
Date: 06/07/2017
Rooms: -
Property Type: Apartment

Agent Comments