

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**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	10/561 Glenferrie Rd HAWTHORN 3122	\$863,000	23/03/2019
2	203/121 Barkers Rd KEW 3101	\$855,000	14/01/2019
3	17/15 River Blvd RICHMOND 3121	\$775,000	23/03/2019

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.



Rooms:  
Property Type:  
Agent Comments

**Indicative Selling Price**  
\$690,000  
**Median Unit Price**  
Year ending December 2018: \$571,000

## Comparable Properties



10/561 Glenferrie Rd HAWTHORN 3122 (REI) Agent Comments



**Price:** \$863,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Rooms:** -  
**Property Type:** Apartment



203/121 Barkers Rd KEW 3101 (REI) Agent Comments



**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 14/01/2019  
**Rooms:** 5  
**Property Type:** Apartment



17/15 River Blvd RICHMOND 3121 (REI) Agent Comments



**Price:** \$775,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Rooms:** 3  
**Property Type:** Apartment