

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

203/22 Findon Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$655,000

Median sale price

Median price \$602,500

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2021

to 31/12/2021

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	10/10 Brook St HAWTHORN 3122	\$670,000	11/11/2021
2	2/44 Walpole St KEW 3101	\$640,000	12/10/2021
3	7/25 Derby St KEW 3101	\$625,000	15/12/2021

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.~~

This Statement of Information was prepared on:

01/03/2022 12:10



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



10/10 Brook St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000

Method: Auction Sale

Date: 11/11/2021

Property Type: Unit



2/44 Walpole St KEW 3101 (REI/VG)

Agent Comments

2 1 2

Price: \$640,000

Method: Private Sale

Date: 12/10/2021

Property Type: Apartment



7/25 Derby St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000

Method: Private Sale

Date: 15/12/2021

Property Type: Apartment

Account - Philip Webb