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<br>Including suburb and postcode | 6/150 Barkers Road, Hawthorn Vic 3122 |

## Indicative selling price

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

Range between $690,000 & $759,000

## Median sale price

Median price $602,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2023 to 30/09/2023 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 | 101/307 Barkers Rd KEW 3101 | $695,000 | 29/06/2023 |
| 2 | 202/307 Barkers Rd KEW 3101 | $750,000 | 05/07/2023 |
| 3 | 10/150 Barkers Rd HAWTHORN 3122 | $750,000 | 21/10/2023 |

**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: 17/11/2023 14:46

# 6/150 Barkers Road, Hawthorn Vic 3122



2 1

**Rooms:** 1
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$690,000 - $759,000
**Median Unit Price**
September quarter 2023: $602,000

## Comparable Properties



**101/307 Barkers Rd KEW 3101 (REI/VG)**

2 2 1

**Price:** $695,000
**Method:** Private Sale
**Date:** 29/06/2023
**Property Type:** Unit

Agent Comments



**202/307 Barkers Rd KEW 3101 (REI)**

2 2 1

**Price:** $750,000
**Method:** Sold Before Auction
**Date:** 05/07/2023
**Property Type:** Unit

Agent Comments



**10/150 Barkers Rd HAWTHORN 3122 (REI)**

2 1 1

**Price:** $750,000
**Method:** Auction Sale
**Date:** 21/10/2023
**Property Type:** Unit

Agent Comments

**Account** - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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