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	4/45 Church Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $520,000 & $560,000

Median sale price

Median price $587,500 Property Type Unit Suburb Hawthorn

Period - From 01/01/2020 to 31/03/2020 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	19/46 Baker St RICHMOND 3121	$560,000	25/04/2020
2	302/36 Lynch St HAWTHORN 3122	$560,000	04/03/2020
3	1/178 Power St HAWTHORN 3122	$558,000	01/01/2020

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: 21/05/2020 17:16

4/45 Church Street, Hawthorn Vic 3122

RT Edgar

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Indicative Selling Price
$520,000 - $560,000
Median Unit Price
March quarter 2020: $587,500



2 1 1

Rooms: Alfresco Terrace
Property Type: Apartment

Agent Comments

Secure Basement Parking, Security Entry

Comparable Properties



19/46 Baker St RICHMOND 3121 (REI)

2 1 1

Price: $560,000
Method: Private Sale
Date: 25/04/2020
Rooms: 3
Property Type: Apartment

Agent Comments



302/36 Lynch St HAWTHORN 3122 (REI)

2 1 1

Price: $560,000
Method: Private Sale
Date: 04/03/2020
Rooms: 3
Property Type: Apartment

Agent Comments



1/178 Power St HAWTHORN 3122 (REI)

2 1 1

Price: $558,000
Method: Private Sale
Date: 01/01/2020
Property Type: Apartment

Agent Comments

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.