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	1 Henry Street, Hawthorn VIC 3122

Indicative selling price

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

Range between $3,300,000 & $3,600,000

Median sale price

Median price $2,450,000 Property type *House* Suburb Hawthorn

Period - From 01/10/2019 to 30/09/2020 Source REIV

Comparable property sales

~~**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 Edgevale Rd KEW 3101	$1,595,000	20/06/2020
2 23 Main St KEW 3101	$1,565,000	02/08/2020
3 3 Edward St HAWTHORN 3122	$1,500,000	15/07/2020

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: 25/11/2020

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	84 Liddiard Street, Hawthorn VIC 3122

Indicative selling price

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

Range between $1,460,000 & $1,600,000

Median sale price

Median price $2,450,000 Property type *House* Suburb Hawthorn

Period - From 01/10/2019 to 30/09/2020 Source REIV

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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: 25/11/2020