

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 5/148 Barkers Road, Hawthorn Vic 3122
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type 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	36/44 Burwood Rd HAWTHORN 3122	\$627,500	01/06/2024
2	1/4 Auburn Gr HAWTHORN EAST 3123	\$610,000	01/06/2024
3	9/36 Power St HAWTHORN 3122	\$600,000	14/05/2024

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:

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Rooms: 4

Property Type: Apartment

[Agent Comments](#)

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

March quarter 2024: \$590,000

Comparable Properties



36/44 Burwood Rd HAWTHORN 3122 (REI)

[Agent Comments](#)



Price: \$627,500

Method: Auction Sale

Date: 01/06/2024

Property Type: Apartment



1/4 Auburn Gr HAWTHORN EAST 3123 (REI)

[Agent Comments](#)



Price: \$610,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Apartment



9/36 Power St HAWTHORN 3122 (REI)

[Agent Comments](#)



Price: \$600,000

Method: Private Sale

Date: 14/05/2024

Property Type: Unit

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