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	4/148 Barkers Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $610,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2022 to 31/12/2022 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	1/17 Auburn Gr HAWTHORN EAST 3123	$595,000	06/10/2022
2	1/495 High St KEW 3101	$615,000	05/11/2022
3	10/61 Stawell St RICHMOND 3121	$632,000	01/10/2022

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: 06/02/2023 13:13

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
Year ending December 2022: $610,000

Comparable Properties



1/17 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $595,000
Method: Private Sale
Date: 06/10/2022
Property Type: Apartment

Agent Comments



1/495 High St KEW 3101 (REI/VG)

2 1 1

Price: $615,000
Method: Private Sale
Date: 05/11/2022
Property Type: Unit

Agent Comments



10/61 Stawell St RICHMOND 3121 (REI/VG)

2 2 1

Price: $632,000
Method: Auction Sale
Date: 01/10/2022
Property Type: Unit

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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