

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

209/38 Harold Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$359,000

Median sale price

Median price \$690,000

House

Unit

X

Suburb

Hawthorn East

Period - From 01/01/2018

to

31/03/2018

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	806/377 Burwood Rd HAWTHORN 3122	\$362,000	21/02/2018
2	212/81-83 Riversdale Rd HAWTHORN 3122	\$353,000	05/03/2018
3	208/81-83 Riversdale Rd HAWTHORN 3122	\$352,500	16/02/2018

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.



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Rooms:**Property Type:** Apartment

Agent Comments

This striking, as-new contemporary apartment boasts generous dimensions that complement its sensational lifestyle appeal. Just a short stroll to a number of desirable amenities, including the Rivoli Cinema, the Well, Camberwell Junction and Fritsch Holzer Park. The accommodation encompasses open plan living, a spacious bedroom with BIRs, stylish marble bathroom and Euro laundry. With features including reverse-cycle air-conditioning throughout, video security, storage cage and basement carpark, this is an ideal opportunity for young professionals and investors.

Comparable Properties



806/377 Burwood Rd HAWTHORN 3122
(REI/VG)

Agent Comments

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Price: \$362,000**Method:** Private Sale**Date:** 21/02/2018**Rooms:** 2**Property Type:** Unit

212/81-83 Riversdale Rd HAWTHORN 3122
(REI/VG)

Agent Comments

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Price: \$353,000**Method:** Private Sale**Date:** 05/03/2018**Rooms:** 3**Property Type:** Apartment

208/81-83 Riversdale Rd HAWTHORN 3122
(REI/VG)

Agent Comments

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Price: \$352,500**Method:** Private Sale**Date:** 16/02/2018**Rooms:** -**Property Type:** Apartment