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	76 Hawke Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $1,450,000 & $1,595,000

Median sale price

Median price $1,260,000 Property Type House Suburb West Melbourne

Period - From 01/01/2019 to 31/12/2019 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	598 Victoria St NORTH MELBOURNE 3051	$1,720,500	23/11/2019
2	65 Chetwynd St NORTH MELBOURNE 3051	$1,515,000	23/10/2019
3	31 Cobden St NORTH MELBOURNE 3051	$1,510,000	20/11/2019

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: 03/02/2020 12:01

76 Hawke Street, West Melbourne Vic 3003



3 2

Rooms: 7
Property Type: House
Land Size: 123 sqm approx* sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,595,000
Median House Price
Year ending December 2019: $1,260,000

Comparable Properties



598 Victoria St NORTH MELBOURNE 3051 (REI)

3 1 1

Price: $1,720,500
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)

Agent Comments



65 Chetwynd St NORTH MELBOURNE 3051 (REI)

3 2 -

Price: $1,515,000
Method: Private Sale
Date: 23/10/2019
Property Type: House

Agent Comments



31 Cobden St NORTH MELBOURNE 3051 (REI)

3 1 2

Price: $1,510,000
Method: Private Sale
Date: 20/11/2019
Property Type: House

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

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.