

# 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

206/1 Cook Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2022 to 30/06/2023 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	406/1 Drill St HAWTHORN 3122	\$780,000	29/04/2023
2	202/307 Barkers Rd KEW 3101	\$750,000	05/07/2023
3	303/2 Tweed St HAWTHORN 3122	\$725,000	07/04/2023

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:

08/09/2023 09:09

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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending June 2023: \$580,000

## Comparable Properties

406/1 Drill St HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 29/04/2023

**Property Type:** Apartment



202/307 Barkers Rd KEW 3101 (REI)

Agent Comments

2 2 1

**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 05/07/2023

**Property Type:** Unit



303/2 Tweed St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 2

**Price:** \$725,000

**Method:** Private Sale

**Date:** 07/04/2023

**Property Type:** Apartment