

# 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

4/11 Findon 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)

Single price \$225,000

### Median sale price

Median price \$595,000

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2020

to 30/09/2021

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	10/75 Edinburgh St RICHMOND 3121	\$299,000	01/07/2021
2	6/11 Findon St HAWTHORN 3122	\$188,000	19/08/2021
3	64/29 Lynch St HAWTHORN 3122	\$176,000	15/08/2021

**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:

18/11/2021 14:30



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**Rooms:** 2  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$225,000  
**Median Unit Price**  
Year ending September 2021: \$595,000

## Comparable Properties



10/75 Edinburgh St RICHMOND 3121 (REI/VG)   **Agent Comments**

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**Price:** \$299,000  
**Method:** Private Sale  
**Date:** 01/07/2021  
**Property Type:** Apartment

6/11 Findon St HAWTHORN 3122 (VG)   **Agent Comments**

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**Price:** \$188,000  
**Method:** Sale  
**Date:** 19/08/2021  
**Property Type:** Strata Unit/Flat

64/29 Lynch St HAWTHORN 3122 (VG)   **Agent Comments**

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**Price:** \$176,000  
**Method:** Sale  
**Date:** 15/08/2021  
**Property Type:** Strata Unit/Flat

Account - Biggin & Scott | P: 03 9429 9177