

## 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

12 Garden Street, Hawthorn East Vic 3123
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#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

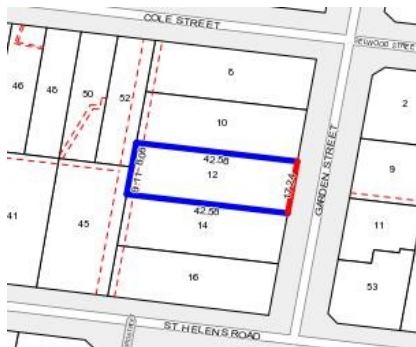
#### Comparable property sales (\*Delete A or B below as applicable)

**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 Wiseman St HAWTHORN EAST 3123	\$3,406,000	23/11/2017
2	15 Bonfield Av HAWTHORN EAST 3123	\$3,500,000	21/09/2017
3	8 Campbell Gr HAWTHORN EAST 3123	\$3,525,500	18/11/2017

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:** House  
**Land Size:** 732.224 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$3,300,000 - \$3,600,000  
**Median House Price**  
 December quarter 2017: \$2,130,000

## Comparable Properties



**10 Wiseman St HAWTHORN EAST 3123 (REI)**   **Agent Comments**

5   3   2

**Price:** \$3,406,000  
**Method:** Sold Before Auction  
**Date:** 23/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**15 Bonfield Av HAWTHORN EAST 3123 (REI)**   **Agent Comments**

5   3   2

**Price:** \$3,500,000  
**Method:** Sold Before Auction  
**Date:** 21/09/2017  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 682 sqm approx



**8 Campbell Gr HAWTHORN EAST 3123 (REI)**   **Agent Comments**

5   3   2

**Price:** \$3,525,500  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx