

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

Indicative selling price

For the meaning of this price see 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	31 Roseberry St HAWTHORN EAST 3123	\$1,605,000	05/12/2017
2	2 Gillman St HAWTHORN EAST 3123	\$1,600,000	21/10/2017
3	25 Henry St HAWTHORN 3122	\$1,401,000	17/02/2018

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.



3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 234 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2017: \$2,718,000

Comparable Properties



31 Roseberry St HAWTHORN EAST 3123 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,605,000
Method: Private Sale
Date: 05/12/2017
Rooms: 5
Property Type: House
Land Size: 240 sqm approx



2 Gillman St HAWTHORN EAST 3123 (REI)

[Agent Comments](#)

3 1 -

Price: \$1,600,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 361 sqm approx



25 Henry St HAWTHORN 3122 (REI)

[Agent Comments](#)

2 1 -

Price: \$1,401,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: House (Res)