

#### 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	20 Henry Street, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

&	\$1,650,000
	&

#### Median sale price

Median price	\$2,718,000	Hou	ise X	Unit		Suburb	Hawthorn
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

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

Α\* 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.

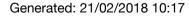
#### Address of comparable property **Price** Date of sale 1 31 Roseberry St HAWTHORN EAST 3123 \$1,605,000 05/12/2017 2 2 Gillman St HAWTHORN EAST 3123 \$1,600,000 21/10/2017

#### OR

3

**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.

Account - Tim Dwyer Ashburton | P: 9885 6688 | F: 9885 9078



17/02/2018





25 Henry St HAWTHORN 3122

\$1,401,000











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)

**-**3

**.** 2



**6** 2

Price: \$1,605,000 Method: Private Sale Date: 05/12/2017 Rooms: 5

**Property Type:** House **Land Size:** 240 sqm approx

Agent Comments



2 Gillman St HAWTHORN EAST 3123 (REI)

**—** 



**6** -

**Price:** \$1,600,000 **Method:** Auction Sale **Date:** 21/10/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 361 sqm approx

**Agent Comments** 



25 Henry St HAWTHORN 3122 (REI)

**–** 2





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Price: \$1,401,000 Method: Auction Sale Date: 17/02/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 

Account - Tim Dwyer Ashburton | P: 9885 6688 | F: 9885 9078





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