

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

19 Leura Grove, Hawthorn East Vic 3123
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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	504 Glenferrie Rd HAWTHORN 3122	\$3,575,000	06/06/2018
2	32 Rathmines Rd HAWTHORN EAST 3123	\$3,520,000	21/02/2018
3	46 Robinson Rd HAWTHORN 3122	\$3,200,000	28/03/2018

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.



Rooms:
Property Type:
Land Size: 879 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,300,000 - \$3,500,000
Median House Price
 March quarter 2018: \$2,681,250

Comparable Properties



504 Glenferrie Rd HAWTHORN 3122 (VG)

Agent Comments



Price: \$3,575,000
Method: Sale
Date: 06/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 1024 sqm approx



32 Rathmines Rd HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$3,520,000
Method: Sale
Date: 21/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 907 sqm approx



46 Robinson Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$3,200,000
Method: Private Sale
Date: 28/03/2018
Rooms: 9
Property Type: House (Res)
Land Size: 670 sqm approx