

### Statement of Information

William Van den Dungen 9809 2000 0438 130 188 william.vandendungen@noeljones.com.au

# 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

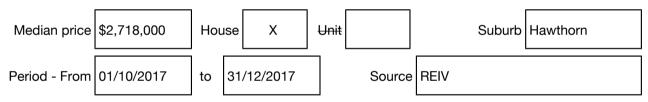
4/229 Auburn Road, Hawthorn Vic 3122

#### Indicative selling price

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

Single price \$1,575,000

#### Median sale price



#### 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	54a St Helens Rd HAWTHORN EAST 3123	\$1,753,000	01/11/2017
2	2/46 Riversdale Rd HAWTHORN 3122	\$1,500,000	18/11/2017
3	2/859 Toorak Rd HAWTHORN EAST 3123	\$1,465,000	03/06/2017

#### 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.

#### Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## 4/229 Auburn Road, Hawthorn Vic 3122



William Van den Dungen





Rooms: Property Type: Townhouse (Res) Land Size: 142 sqm approx Agent Comments 9809 2000 0438 130 188 william.vandendungen@noeljones.com.au

Indicative Selling Price \$1,575,000 Median House Price December quarter 2017: \$2,718,000

A design distinguished by expansive proportions, luxurious finishes and impeccable presentation clearly places this recently refurbished three bedroom townhouse in a league of its own. Enhanced by a rear position in a group of four, its peace, privacy and discerning dimensions create an elegant lock up and leave sanctuary that, with easy proximity to so many sought after amenities, is certain to appeal to those with high expectations and busy modern lifestyles.

# **Comparable Properties**

54a St Helens Rd HAWTHORN EAST 3123 (REI) 3 2 2 2 Price: \$1,753,000 Method: Private Sale Date: 01/11/2017 Rooms: - Property Type: Townhouse (Res) Land Size: 276 sqm approx	Agent Comments
2/46 Riversdale Rd HAWTHORN 3122 (REI) 3 2 2 2 Price: \$1,500,000 Method: Auction Sale Date: 18/11/2017 Rooms: - Property Type: Townhouse (Res)	Agent Comments
2/859 Toorak Rd HAWTHORN EAST 3123 (REI/VG) → 3 → 2 → 2 Price: \$1,465,000 Method: Auction Sale Date: 03/06/2017 Rooms: - Property Type: Townhouse (Res)	Agent Comments

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