

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

2/62A Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$2,300,000

House

X

Unit

Suburb

Hawthorn

Period - From

01/07/2017

to

30/09/2017

Source

REIV

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	1/9 Henry St KEW 3101	\$1,280,000	26/10/2017
2	10/37-51 Foley St KEW 3101	\$1,272,000	19/08/2017
3	5/350 Auburn Rd HAWTHORN 3122	\$1,236,000	24/06/2017

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.



3 2 2

Rooms:
Property Type: Townhouse
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 September quarter 2017: \$2,300,000

Comparable Properties



1/9 Henry St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,280,000
Method: Sold Before Auction
Date: 26/10/2017
Rooms: 5
Property Type: Unit



10/37-51 Foley St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,272,000
Method: Sold Before Auction
Date: 19/08/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 98 sqm approx



5/350 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$1,236,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 159 sqm approx