



Rooms: 5

Property Type: House

Agent Comments

## Comparable Properties



29 Edward St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,660,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)



28 Bell St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 22/08/2017

Rooms: 4

Property Type: House

Land Size: 200 sqm approx

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.

## 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  
53 Mason Street, Hawthorn Vic 3122**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 &amp; \$1,750,000

**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		
2		
3		

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.