

## 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 62 Auburn Parade, Hawthorn East Vic 3123

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,000,000

## Median sale price

Median price \$2,210,000 House X Unit Suburb Hawthorn East

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.



3 2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 353 sqm approx

Agent Comments

Defined by remarkable originality and an evident, immediate requirement to renovate or rebuild, this extended Victorian with rear ROW access is poised to provide significant rewards literally one minute from Camberwell Junction, Camberwell Train Station and Burke Road shops. The home presently consists of two self-contained units, with separate utility meters. Four principle rooms with high ceilings and rich original character define an appealing period profile whilst three extended domains reflect a more recent past that's ready for the next phase to begin.

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