

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 GO4/2 Constance Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$633,750 House Unit X Suburb Hawthorn East

Period - From 01/10/2016 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	G06/2 Constance St HAWTHORN EAST 3123	\$645,000	23/09/2017
2	608/480 Riversdale Rd HAWTHORN EAST 3123	\$676,000	22/12/2017
3	305/770b Toorak Rd GLEN IRIS 3146	\$680,000	18/11/2017

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.



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Rooms:**Property Type:** Apartment**Land Size:** 64 sqm approx. sqm approx**Agent Comments**

North facing, ground floor with it's own private direct off street security entrance, 2 bed apartment with study nook in tightly-held 5 star exclusive complex. Elegant finishes, large Caesarstone kitchen, open-plan living, fully tiled bathroom with concealed Indry, paved courtyard. Convenient locale

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending September 2017: \$633,750

Comparable Properties

**G06/2 Constance St HAWTHORN EAST 3123 (REI/VG)****Agent Comments**

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Price: \$645,000**Method:** Auction Sale**Date:** 23/09/2017**Rooms:** 3**Property Type:** Apartment**608/480 Riversdale Rd HAWTHORN EAST 3123 (REI)****Agent Comments**

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Price: \$676,000**Method:** Private Sale**Date:** 22/12/2017**Rooms:** 3**Property Type:** Apartment**305/770b Toorak Rd GLEN IRIS 3146 (REI)****Agent Comments**

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Price: \$680,000**Method:** Auction Sale**Date:** 18/11/2017**Rooms:** 4**Property Type:** Apartment