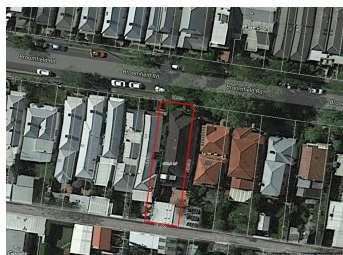


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Indicative Selling Price

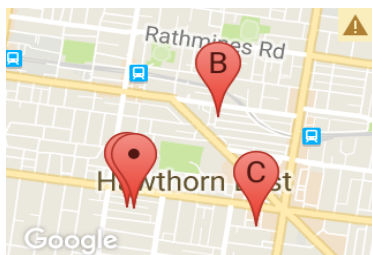
For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$2,150,000**

Provided by: Sales Department, Haim Real Estate

 5  2  2

MEDIAN SALE PRICE



HAWTHORN EAST, VIC, 3123

Suburb Median Sale Price (House)

\$2,315,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



20 BROOMFIELD RD, HAWTHORN EAST, VIC

 3  1  2

Sale Price

Price Withheld \$2,130,000

Sale Date: 21/10/2017

Distance from Property: 47m



5 GILLMAN ST, HAWTHORN EAST, VIC 3123

 3  3  1

Sale Price

\$2,050,000

Sale Date: 09/09/2017

Distance from Property: 861m



15 DENMARK HILL RD, HAWTHORN EAST, VIC

 4  3  2

Sale Price

\$2,455,000

Sale Date: 16/09/2017

Distance from Property: 807m



This report has been compiled on 20/02/2018 by Haim Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Indicative selling price

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

Single Price:

\$2,150,000

Median sale price

Median price

\$2,315,000

House

X

Unit


Suburb

HAWTHORN EAST

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
20 BROOMFIELD RD, HAWTHORN EAST, VIC 3123	\$2,130,000	21/10/2017
5 GILLMAN ST, HAWTHORN EAST, VIC 3123	\$2,050,000	09/09/2017
15 DENMARK HILL RD, HAWTHORN EAST, VIC 3123	\$2,455,000	16/09/2017