# 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

15 Scotch Circuit, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$2,353,000	Pro	operty Type	Hou	se		Suburb	Hawthorn
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7/423 Glenferrie Rd MALVERN 3144	\$1,400,000	07/12/2019
2	6 Ercildoune Av HAWTHORN 3122	\$1,372,000	07/09/2019
3	4/11-13 Robinson Rd HAWTHORN 3122	\$1,265,000	14/12/2019

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.

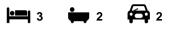
This Statement of Information was prepared on:

10/02/2020 20:48









Property Type: House (Res) Land Size: 190 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2019: \$2,353,000

# **Comparable Properties**



7/423 Glenferrie Rd MALVERN 3144 (REI)



Price: \$1,400,000 Method: Auction Sale Date: 07/12/2019 Property Type: House (Res) Agent Comments



6 Ercildoune Av HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,372,000 Method: Auction Sale Date: 07/09/2019 Property Type: House (Res) Land Size: 298 sqm approx



4/11-13 Robinson Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$1,265,000 Method: Auction Sale Date: 14/12/2019 Property Type: Townhouse (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.