

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

21/17-25 Malmsbury Street, Hawthorn Vic 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$740,000

&

\$814,000

Median sale price

Median price

\$585,000

House

Unit

X

Suburb

Hawthorn

Period - From

01/04/2017

to

31/03/2018

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	3/43 Cecil St KEW 3101	\$802,000	24/02/2018
2	7/63 Wattle Rd HAWTHORN 3122	\$800,000	27/02/2018
3	8/121 Riversdale Rd HAWTHORN 3122	\$765,000	03/04/2018

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.



 2  1  1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price

\$740,000 - \$814,000

Median Unit Price

Year ending March 2018: \$585,000

Comparable Properties



3/43 Cecil St KEW 3101 (REI)

 2  1  1

Agent Comments

Similar Size

Price: \$802,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Townhouse (Res)



7/63 Wattle Rd HAWTHORN 3122 (REI)

 2  1  1

Agent Comments

Similar Size

Price: \$800,000
Method: Private Sale
Date: 27/02/2018
Rooms: -
Property Type: Unit



8/121 Riversdale Rd HAWTHORN 3122 (REI)

 2  2  1

Agent Comments

Additional Bathroom

Price: \$765,000
Method: Private Sale
Date: 03/04/2018
Rooms: 5
Property Type: Apartment