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

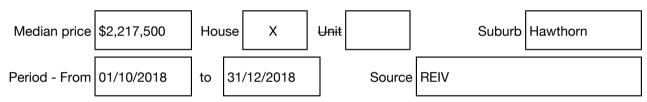
61 Robinson Road, Hawthorn Vic 3122 ad de

Indicative selling price

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

 Range between
 \$1,800,000
 &
 \$1,980,000

Median sale price



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	53 Somers Av MALVERN 3144	\$2,005,000	06/04/2019
2	24 Miami St HAWTHORN EAST 3123	\$1,850,000	04/03/2019
3	355 Auburn Rd HAWTHORN 3122	\$1,710,000	24/10/2018

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.

Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276

propertydata

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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.









Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 592 sqm approx Agent Comments Alby Tomassi 03 9532 7399 0438 737 981 atomassi@greghocking.com.au

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price December quarter 2018: \$2,217,500

Comparable Properties

53 Somers Av MALVERN 3144 (REI) 3 2 7 Price: \$2,005,000 Method: Auction Sale Date: 06/04/2019 Rooms: - Property Type: House (Res) Land Size: 523 sqm approx	Agent Comments
24 Miami St HAWTHORN EAST 3123 (REI) □ 3 □ 1 □ □ - Price: \$1,850,000 Method: Private Sale Date: 04/03/2019 Rooms: - Property Type: House (Res) Land Size: 611 sqm approx	Agent Comments
355 Auburn Rd HAWTHORN 3122 (REI/VG) 3 ↓ 1 ↓ 2 Price: \$1,710,000 Method: Sold Before Auction Date: 24/10/2018 Rooms: - Property Type: House (Res) Land Size: 636 sqm approx	Agent Comments

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