

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

3 Gillman Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$2,095,000

House

X

Unit

Suburb Hawthorn East

Period - From 01/04/2018

to

30/06/2018

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	1a Fletcher St HAWTHORN EAST 3123	\$1,370,000	02/06/2018
2	16 Belgrave St HAWTHORN 3122	\$1,362,500	24/02/2018
3	874 Burke Rd CANTERBURY 3126	\$1,348,000	13/04/2018

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.



3 1 1

Rooms:

Property Type: House

Land Size: 322 sqm approx

Agent Comments

Comparable Properties



1a Fletcher St HAWTHORN EAST 3123 (REI)

Agent Comments

3 1 3

Price: \$1,370,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: House (Res)



16 Belgrave St HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 -

Price: \$1,362,500

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 260 sqm approx



874 Burke Rd CANTERBURY 3126 (VG)

Agent Comments

3 - -

Price: \$1,348,000

Method: Sale

Date: 13/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 417 sqm approx