

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**57 VICTORIA ROAD, HAWTHORN EAST,**

 3  2  1

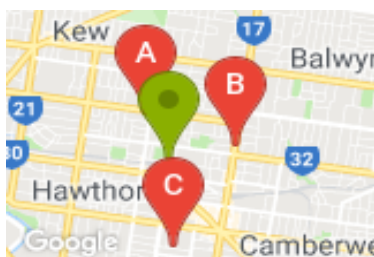
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$1,300,000 to \$1,430,000**

Provided by: Christine Yeoh, Leaders Real Estate Group

## MEDIAN SALE PRICE



**HAWTHORN EAST, VIC, 3123**

Suburb Median Sale Price (House)

**\$1,805,000**

01 October 2018 to 31 March 2019

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.



**4 CORSEWALL CL, HAWTHORN, VIC 3122**

 3  2  2

Sale Price

**\*\*\$1,620,500**

Sale Date: 06/04/2019

Distance from Property: 733m



**848 BURKE RD, CANTERBURY, VIC 3126**

 3  2  4

Sale Price

**\$1,360,000**

Sale Date: 19/01/2019

Distance from Property: 896m



**21 CAMPBELL GR, HAWTHORN EAST, VIC 3123**

 3  2  2

Sale Price

**\*\$1,520,000**

Sale Date: 24/11/2018

Distance from Property: 1.2km



This report has been compiled on 30/04/2019 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

57 VICTORIA ROAD, HAWTHORN EAST, VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$1,300,000 to \$1,430,000

### Median sale price

Median price

\$1,805,000

House

☒

Unit

☐

Suburb

HAWTHORN EAST

Period

01 October 2018 to 31 March 2019

Source

  
pricefinder

### 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

4 CORSEWALL CL, HAWTHORN, VIC 3122	**\$1,620,500	06/04/2019
848 BURKE RD, CANTERBURY, VIC 3126	\$1,360,000	19/01/2019
21 CAMPBELL GR, HAWTHORN EAST, VIC 3123	*\$1,520,000	24/11/2018