

Jeff Phillips 8888 2000 0418 244 411 jphillips@rtedgar.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	11/11 Mowbray Street, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,200,000	&	\$2,300,000

Median sale price

Median price	\$1,910,000	Hou	ise X	Unit		;	Suburb	Hawthorn East
Period - From	01/07/2018	to	30/06/2019		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.

Add	dress of comparable property	Price	Date of sale
1	43a Howard St GLEN IRIS 3146	\$2,530,000	23/02/2019
2	20 Silver St MALVERN 3144	\$2,200,000	01/06/2019
3	305/14 Prospect Hill Rd CAMBERWELL 3124	\$1,750,000	07/02/2019

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.





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RT Edgar

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Indicative Selling Price \$2,200,000 - \$2,300,000 **Median House Price**

Year ending June 2019: \$1,910,000



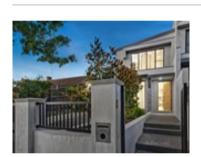


Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



43a Howard St GLEN IRIS 3146 (REI/VG)





Price: \$2,530,000 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: Townhouse (Res) Land Size: 420 sqm approx

Agent Comments











Price: \$2,200,000 Method: Auction Sale Date: 01/06/2019

Rooms: -

Property Type: Townhouse (Res) Land Size: 336 sqm approx

Agent Comments

305/14 Prospect Hill Rd CAMBERWELL 3124

(VG)

-2





Price: \$1,750,000 Method: Sale Date: 07/02/2019 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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