

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

11/11 Mowbray Street, Hawthorn East Vic 3123

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 House 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.

	Address 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.



 3  2  2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



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

Agent Comments

 3  2  2

Price: \$2,530,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 420 sqm approx



20 Silver St MALVERN 3144 (REI)

Agent Comments

 3  2  2

Price: \$2,200,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 336 sqm approx

305/14 Prospect Hill Rd CAMBERWELL 3124 (VG)

Agent Comments

 2  -  -

Price: \$1,750,000

Method: Sale

Date: 07/02/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)