

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 10 Currajong Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$1,600,000

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

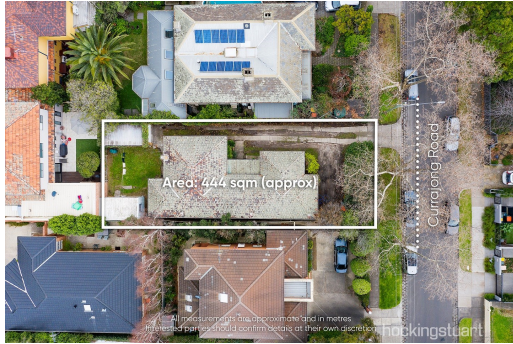
Comparable property sales (*Delete A or B below as applicable)

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 | 2 Stewart St HAWTHORN EAST 3123 | \$1,660,000 | 05/04/2019 |
| 2 | 57 Victoria Rd HAWTHORN EAST 3123 | \$1,557,000 | 01/06/2019 |
| 3 | 4 Malmsbury St HAWTHORN 3122 | \$1,530,000 | 23/02/2019 |

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 1 2

Rooms: 5
Property Type: House
Land Size: 444 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000

Median House Price
Year ending June 2019: \$1,910,000

Comparable Properties



2 Stewart St HAWTHORN EAST 3123 (REI)

Agent Comments

3 1 -

Price: \$1,660,000
Method: Private Sale
Date: 05/04/2019
Rooms: -
Property Type: House



57 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 1

Price: \$1,557,000
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 388 sqm approx



4 Malmsbury St HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 1

Price: \$1,530,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House - Semi-detached
Land Size: 325 sqm approx