

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	31 Berkeley Street, Hawthorn Vic 3122
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Indicative selling price

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

Range between	\$3,300,000	&	\$3,600,000
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Median sale price

Median price	\$2,000,000	House	X	Unit		Suburb	Hawthorn
Period - From	01/07/2018	to	30/09/2018	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		
2		
3		

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.



 4  2  2

Rooms:
Property Type: House
Land Size: 698 sqm approx
Agent Comments

Comparable Properties



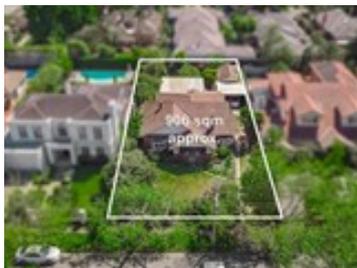
27 Callantina Rd HAWTHORN 3122 (REI)

 4  2  2

Price: \$3,660,000
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments

Single storey house with slightly bigger land size situated on a cut through road



19 Sunnyside Av CAMBERWELL 3124 (REI)

 4  2  2

Price: \$3,460,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 906 sqm approx

Agent Comments

House in original condition

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.