

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

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,300,000

&

\$3,600,000

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.