

## 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

3/38 Mayston Street, Hawthorn East Vic 3123

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000

&amp;

\$470,000

**Median sale price**

Median price \$675,000

House

Unit

X

Suburb

Hawthorn East

Period - From 01/07/2016

to

30/06/2017

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	5/35 Elphin Gr HAWTHORN 3122	\$490,000	01/04/2017
2	8/47-49 Robinson Rd HAWTHORN 3122	\$455,000	29/03/2017
3	4/77 Harold St HAWTHORN EAST 3123	\$445,000	02/08/2017

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.



2   
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**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$440,000 - \$470,000

**Median Unit Price**

Year ending June 2017: \$675,000

Located on one of Hawthorn East's most convenient & leafy boulevards, you are greeted with a spacious open-plan living zone with a modern kitchen and natural light. The two double bedrooms with built-in robes share a chic bathroom with Euro-laundry, a car space at the rear complete the features of this generous package. Adding to its appeal for investors & owner-occupiers is its close walking proximity to a Camberwell Junction, Camberwell Station, Fritsch Holzer Park & Rivoli Cinema.

## Comparable Properties

**5/35 Elphin Gr HAWTHORN 3122 (REI/VG)**

Agent Comments

2   
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**Price:** \$490,000**Method:** Auction Sale**Date:** 01/04/2017**Rooms:** -**Property Type:** Apartment**8/47-49 Robinson Rd HAWTHORN 3122 (REI/VG)**

Agent Comments

2   
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**Price:** \$455,000**Method:** Private Sale**Date:** 29/03/2017**Rooms:** 3**Property Type:** Apartment**4/77 Harold St HAWTHORN EAST 3123 (REI)**

Agent Comments

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 1

**Price:** \$445,000**Method:** Sold Before Auction**Date:** 02/08/2017**Rooms:** 3**Property Type:** Apartment