

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

1/50 Victoria Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$1,795,000

Median sale price

Median price

\$2,025,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/01/2019

to

31/12/2019

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	1 Clive Rd HAWTHORN EAST 3123	\$2,150,000	16/11/2019
2	1a Albert St HAWTHORN EAST 3123	\$2,015,000	05/12/2019
3	122a Harcourt St HAWTHORN EAST 3123	\$1,851,000	18/02/2020

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.~~

This Statement of Information was prepared on:

16/04/2020 15:05



3 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,795,000

Median House Price

Year ending December 2019: \$2,025,000

Comparable Properties



1 Clive Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 2 2

Price: \$2,150,000

Method: Private Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 535 sqm approx



1a Albert St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 3 2

Price: \$2,015,000

Method: Private Sale

Date: 05/12/2019

Property Type: Townhouse (Single)



122a Harcourt St HAWTHORN EAST 3123 (VG)

Agent Comments

3 - -

Price: \$1,851,000

Method: Sale

Date: 18/02/2020

Property Type: Flat/Unit/Apartment (Res)