

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

6/15 Grandview Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$690,000

House

Unit

X

Suburb

Hawthorn East

Period - From

01/01/2018

to

31/03/2018

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	5/283 Barkers Rd KEW 3101	\$857,000	05/05/2018
2	8/25 Barnsbury Rd DEEPDENE 3103	\$850,000	03/03/2018
3	5/15 Grandview Gr HAWTHORN EAST 3123	\$830,000	06/04/2018

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 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



5/283 Barkers Rd KEW 3101 (REI/VG)

Agent Comments

2 2 1

Price: \$857,000

Method: Sold Before Auction

Date: 05/05/2018

Rooms: -

Property Type: Apartment



8/25 Barnsbury Rd DEEPDENE 3103 (REI/VG)

Agent Comments

2 1 2

Price: \$850,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 1

Property Type: Unit



5/15 Grandview Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$830,000

Method: Private Sale

Date: 06/04/2018

Rooms: -

Property Type: Unit