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

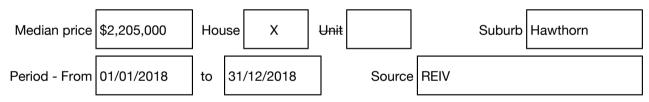
ess 31 Pine Street, Hawthorn Vic 3122 and ode

Indicative selling price

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

 Range between
 \$1,450,000
 &
 \$1,500,000

Median sale price



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	66 Hunter St RICHMOND 3121	\$1,500,000	01/09/2018
2	22 Stawell St RICHMOND 3141	\$1,425,000	19/11/2018
3	50 Bell St HAWTHORN 3122	\$1,400,000	01/12/2018

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.

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Mike Beardsley 8862 4976 0476 777 004 mike.beardsley@marshallwhite.com.au



Rooms: Property Type: House (Res) Land Size: 225 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,500,000 Median House Price Year ending December 2018: \$2,205,000

Comparable Properties



66 Hunter St RICHMOND 3121 (REI/VG)

22 Stawell St RICHMOND 3141 (REI/VG)



Price: \$1,500,000 Method: Auction Sale Date: 01/09/2018 Rooms: 4 Property Type: House (Res) Land Size: 187 sqm approx

Agent Comments

Agent Comments

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Method: Private Sale Date: 19/11/2018 Rooms: 4 Property Type: House (Res) Land Size: 261 sqm approx



50 Bell St HAWTHORN 3122 (REI)



Price: \$1,425,000

Price: \$1,400,000 Method: Auction Sale Date: 01/12/2018 Rooms: -Property Type: House (Res) Land Size: 278.71 sqm approx

Agent Comments

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