

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 Pine Street, Hawthorn Vic 3122

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

Median price \$2,205,000

House

X

Unit

Suburb Hawthorn

Period - From 01/01/2018

to

31/12/2018

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	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.

Mike Beardsley
8862 4976
0476 777 004

mike.beardsley@marshallwhite.com.au

Indicative Selling Price

\$1,450,000 - \$1,500,000

Median House Price

Year ending December 2018: \$2,205,000

 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 225 sqm approx

Agent Comments

Comparable Properties



66 Hunter St RICHMOND 3121 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,500,000

Method: Auction Sale

Date: 01/09/2018

Rooms: 4

Property Type: House (Res)

Land Size: 187 sqm approx



22 Stawell St RICHMOND 3141 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,425,000

Method: Private Sale

Date: 19/11/2018

Rooms: 4

Property Type: House (Res)

Land Size: 261 sqm approx



50 Bell St HAWTHORN 3122 (REI)

Agent Comments

 3  1  1

Price: \$1,400,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 278.71 sqm approx