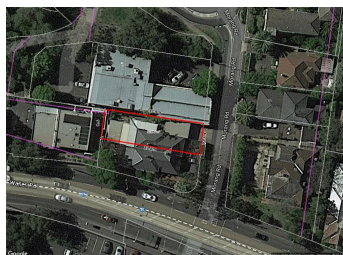


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



100 MORANG ROAD, HAWTHORN, VIC

 3  2  2

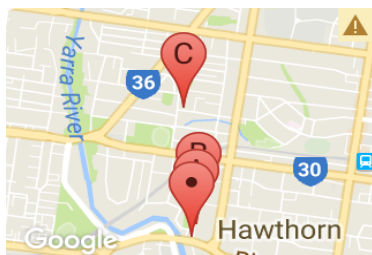
Indicative Selling Price

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

Price Range: \$1.75-1.82m

Haim Real Estate

MEDIAN SALE PRICE



HAWTHORN, VIC, 3122

Suburb Median Sale Price (House)

\$2,232,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



73 MORANG RD, HAWTHORN, VIC 3122

 3  2  3

Sale Price

***\$1,900,000**

Sale Date: 02/09/2017

Distance from Property: 93m



57 MORANG RD, HAWTHORN, VIC 3122

 4  1  2

Sale Price

Price Withheld

Sale Date: 02/12/2017

Distance from Property: 213m



5 CONNELL ST, HAWTHORN, VIC 3122

 2  1  1

Sale Price

***\$1,857,000**

Sale Date: 12/08/2017

Distance from Property: 927m



This report has been compiled on 08/02/2018 by Haim Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

100 MORANG ROAD, HAWTHORN, VIC 3122

Indicative selling price

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

Price Range:

\$1.75-1.82m

Median sale price

Median price

\$2,232,500

House

X

Unit


Suburb

HAWTHORN

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
73 MORANG RD, HAWTHORN, VIC 3122	*\$1,900,000	02/09/2017
57 MORANG RD, HAWTHORN, VIC 3122	Price Withheld	02/12/2017
5 CONNELL ST, HAWTHORN, VIC 3122	*\$1,857,000	12/08/2017