

## 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

4 St Columbs Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,950,000

#### Median sale price

Median price \$2,217,500

House

X

Unit

Suburb Hawthorn

Period - From 01/10/2018

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	19 Bayview Av HAWTHORN EAST 3123	\$2,050,000	15/09/2018
2	18 Brook St HAWTHORN 3122	\$1,880,000	18/02/2019
3	8 Lorne Rd HAWTHORN EAST 3123	\$1,805,000	08/12/2018

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.



 8  5  2

**Rooms:**

**Property Type:** House/Units

**Land Size:** 511 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,800,000 - \$1,950,000

**Median House Price**

December quarter 2018: \$2,217,500

## Comparable Properties



**19 Bayview Av HAWTHORN EAST 3123 (REI)**

**Agent Comments**

 3  3  -

**Price:** \$2,050,000

**Method:** Auction Sale

**Date:** 15/09/2018

**Rooms:** 8

**Property Type:** House (Res)



**18 Brook St HAWTHORN 3122 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$1,880,000

**Method:** Private Sale

**Date:** 18/02/2019

**Rooms:** 5

**Property Type:** House



**8 Lorne Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,805,000

**Method:** Auction Sale

**Date:** 08/12/2018

**Rooms:** 7

**Property Type:** House (Res)