hockingstuart

Tim Mursell 03 9830 7000 0419 800 709

tmursell@hockingstuart.com.au

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

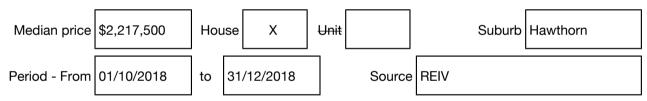
4 St Columbs Street, Hawthorn Vic 3122

Indicative selling price

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

 Range between
 \$1,800,000
 &
 \$1,950,000

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	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.

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propertydata

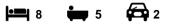
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.



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Rooms: Property Type: House/Units Land Size: 511 sqm approx Agent Comments Tim Mursell 03 9830 7000 0419 800 709 tmursell@hockingstuart.com.au

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



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

Agent Comments





8 Lorne Rd HAWTHORN EAST 3123 (REI)

|==| 3 **|==**| 2 **|=**| 1

Price: \$1,805,000 Method: Auction Sale Date: 08/12/2018 Rooms: 7 Property Type: House (Res)

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