

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 16 Salisbury Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,815,000 & \$1,995,000

Median sale price

Median price \$2,220,000 House ☒ Suburb Hawthorn

Period - From 01/10/2018 to 31/12/2018 Source REIV

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
1 Edlington Street, Hawthorn	\$1,860,000	17/12/2018
48 Melville Street, Hawthorn	\$2,185,000	10/11/2018
19 Bayview Avenue, Hawthorn East	\$2,050,000	15/09/2018