

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

24A Hawkins Avenue, Mont Albert North Vic 3129

Indicative selling price

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

Single price

\$1,599,000

Median sale price

Median price

\$1,436,000

Property Type

House

Suburb

Mont Albert North

Period - From

24/04/2020

to

23/04/2021

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	18a Wilsons Rd DONCASTER 3108	\$1,670,000	13/01/2021
2	15 Davis St DONCASTER 3108	\$1,668,000	24/04/2021
3	31a Pettys La DONCASTER 3108	\$1,510,000	06/02/2021

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.~~

This Statement of Information was prepared on:

24/04/2021 17:41



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,599,000

Median House Price

24/04/2020 - 23/04/2021: \$1,436,000

Comparable Properties



18a Wilsons Rd DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,670,000

Method: Private Sale

Date: 13/01/2021

Property Type: Townhouse (Res)

Land Size: 418 sqm approx



15 Davis St DONCASTER 3108 (REI)

Agent Comments

5 3 2

Price: \$1,668,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)



31a Pettys La DONCASTER 3108 (REI/VG)

Agent Comments

4 4 2

Price: \$1,510,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 393 sqm approx