### 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

130A Church Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,580,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,905,000	Pro	operty Type	Hou	se		Suburb	Hawthorn
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7a Vicars St HAWTHORN 3122	\$1,870,000	24/10/2019
2	1/11a Hawthorn Gr HAWTHORN 3122	\$1,660,000	06/11/2019
3	1/847 Glenferrie Rd KEW 3101	\$1,600,000	17/08/2019

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:

29/11/2019 13:00



# hockingstuart





Property Type: House Agent Comments Karen Gornalle 03 9830 7000 0418 330 808 kgornalle@hockingstuart.com.au

Indicative Selling Price \$1,580,000 - \$1,650,000 Median House Price September quarter 2019: \$1,905,000

A secret sanctuary hidden in Hawthorn's Yarra River precinct, this architect designed three-bedroom plus study home is a superbly stylish light filled retreat cocooned in lushly landscaped low maintenance surroundings. Includes north facing open plan living with stone kitchen, wrap-around entertaining terrace, extensive storage, remote double garage.

## **Comparable Properties**



7a Vicars St HAWTHORN 3122 (REI)



Price: \$1,870,000 Method: Auction Sale Date: 24/10/2019 Property Type: Townhouse (Res) Land Size: 267 sqm approx

Agent Comments

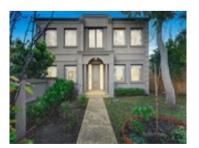
Agent Comments



1/11a Hawthorn Gr HAWTHORN 3122 (REI)



Price: \$1,660,000 Method: Sold Before Auction Date: 06/11/2019 Rooms: 5 Property Type: Townhouse (Res) Land Size: 362 sqm approx



1/847 Glenferrie Rd KEW 3101 (REI)

Agent Comments



Price: \$1,600,000 Method: Auction Sale Date: 17/08/2019 Property Type: Townhouse (Res)

Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017



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.