

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 consumer.vic.gov.au/underquoting

Range between \$1,580,000 & \$1,650,000

Median sale price

Median price \$1,905,000 Property Type House Suburb Hawthorn

Period - From 01/07/2019 to 30/09/2019 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	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

**Property Type:** House

Agent Comments

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)**

Agent Comments

**Price:** \$1,870,000**Method:** Auction Sale**Date:** 24/10/2019**Property Type:** Townhouse (Res)**Land Size:** 267 sqm approx**1/11a Hawthorn Gr HAWTHORN 3122 (REI)**

Agent Comments

**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)