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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	34 Mount Ida Avenue, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,480,000

Median sale price

Median price	\$1,660,000	Ηοι	ıse X	Unit		Suburb	Hawthorn East
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Ad	dress of comparable property	Price	Date of sale
1	43 Cawkwell St MALVERN 3144	\$2,555,000	13/07/2019
2	15 Pleasant Rd HAWTHORN EAST 3123	\$2,470,000	13/04/2019
3	76 Illawarra Rd HAWTHORN 3122	\$2,420,000	05/03/2019

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.

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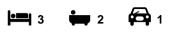
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Indicative Selling Price \$2,480,000 **Median House Price**

June guarter 2019: \$1,660,000







Rooms:

Property Type: House (Res) Land Size: 591 sqm approx

Agent Comments

Comparable Properties



43 Cawkwell St MALVERN 3144 (REI)

Price: \$2,555,000 Method: Auction Sale

Date: 13/07/2019 Rooms: 6

Property Type: House (Res) Land Size: 618 sqm approx

15 Pleasant Rd HAWTHORN EAST 3123 (REI)

Price: \$2,470,000 Method: Auction Sale Date: 13/04/2019

Rooms: 5

Property Type: House (Res)



76 Illawarra Rd HAWTHORN 3122 (REI)

= 3

Price: \$2,420,000 Method: Private Sale Date: 05/03/2019

Rooms: -

Property Type: House Land Size: 725 sqm approx

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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.

Agent Comments

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