

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

34 Mount Ida Avenue, Hawthorn East Vic 3123

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

House

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)

- 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	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.



3 2 1

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

Indicative Selling Price
\$2,480,000

Median House Price
June quarter 2019: \$1,660,000

Comparable Properties



43 Cawkwell St MALVERN 3144 (REI)

Agent Comments

3 2 2

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)

Agent Comments

3 1 2

Price: \$2,470,000
Method: Auction Sale
Date: 13/04/2019
Rooms: 5
Property Type: House (Res)



76 Illawarra Rd HAWTHORN 3122 (REI)

Agent Comments

3 1 1

Price: \$2,420,000
Method: Private Sale
Date: 05/03/2019
Rooms: -
Property Type: House
Land Size: 725 sqm approx