

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

14/20 Denmark Hill Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$360,000

&

\$390,000

Median sale price

Median price \$612,500

House

Unit

X

Suburb

Hawthorn East

Period - From 01/07/2017

to

30/06/2018

Source REIV

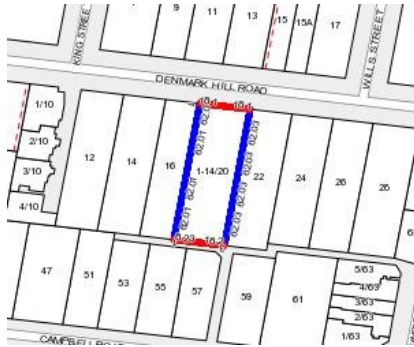
Comparable property sales (*Delete A or B below as applicable)

- 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	502/770b Toorak Rd GLEN IRIS 3146	\$390,000	30/07/2018
2	7/332 Riversdale Rd HAWTHORN EAST 3123	\$367,000	08/09/2018
3	11/280 Riversdale Rd HAWTHORN EAST 3123	\$365,000	17/08/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

Year ending June 2018: \$612,500

Comparable Properties

502/770b Toorak Rd GLEN IRIS 3146 (VG)



Agent Comments

Newer Property

Price: \$390,000

Method: Sale

Date: 30/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



7/332 Riversdale Rd HAWTHORN EAST 3123 (REI)



Agent Comments

Same Size and Vintage

Price: \$367,000

Method: Sold Before Auction

Date: 08/09/2018

Rooms: -

Property Type: Apartment



11/280 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)



Agent Comments

Same Size and Vintage

Price: \$365,000

Method: Private Sale

Date: 17/08/2018

Rooms: 3

Property Type: Apartment

Land Size: 1087 sqm approx