# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 Hunter Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$2,515,000	Pro	roperty Type Hous		se		Suburb	Hawthorn
Period - From	01/10/2020	to	30/09/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	41 May St KEW 3101	\$1,550,000	26/06/2021
2	53A Harold St HAWTHORN EAST 3123	\$1,536,000	24/07/2021
3			

OR

**B**<sup>\*</sup> 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:

19/11/2021 11:37









**Property Type:** House Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending September 2021: \$2,515,000

# **Comparable Properties**



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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