

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

12 Munro Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$2,130,000

House

X

Unit

Suburb Hawthorn East

Period - From 01/10/2017

to

31/12/2017

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	1/60 Rathmines Rd HAWTHORN EAST 3123	\$1,371,000	24/03/2018
2	16 belgrave St HAWTHORN 3122	\$1,362,500	24/02/2018
3	44 Bell St HAWTHORN 3122	\$1,290,000	09/12/2017

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
 1
 2

Rooms:**Property Type:** House (Res)**Land Size:** 256 sqm approx

Agent Comments

With enchanting and light-filled dimensions, this exceptionally located solid brick period home is enhanced with a preferred north west orientation. Encompassing a flexible floorplan comprising of grand high ceilings, three spacious bedrooms with built in robes in two, open kitchen/dining/living featuring a beautiful mantelpiece and archway, neat bathroom, beautifully bright rear garden, ducted heating and split system air conditioning. Notably the home includes a carport, parking in the front securely behind closed gates, shed for extra storage, laundry room and gas appliances.

Comparable Properties



1/60 Rathmines Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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 1
 2

Price: \$1,371,000**Method:** Auction Sale**Date:** 24/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 211 sqm approx

16 belgrave St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$1,362,500**Method:** Auction Sale**Date:** 24/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 260 sqm approx

44 Bell St HAWTHORN 3122 (REI)

Agent Comments

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 1
 1

Price: \$1,290,000**Method:** Auction Sale**Date:** 09/12/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 215 sqm approx