

## 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 23/25 Malmsbury Street, Hawthorn Vic 3122

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 &amp; \$770,000

**Median sale price**

Median price \$571,000 House Unit X Suburb Hawthorn

Period - From 01/01/2018 to 31/12/2018 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 | 3/113 Wellington St KEW 3101   | \$804,000 | 23/03/2019   |
| 2 | 6/6-8 William St HAWTHORN 3122 | \$795,000 | 06/10/2018   |
| 3 | 2/24 Wattle Rd HAWTHORN 3122   | \$701,500 | 06/12/2018   |

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.



 2  1  1

**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
Year ending December 2018: \$571,000

## Comparable Properties



**3/113 Wellington St KEW 3101 (REI)**

 2  1  1

**Price:** \$804,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Rooms:** 3  
**Property Type:** Townhouse (Res)

**Agent Comments**

Similar accommodation, smaller development.



**6/6-8 William St HAWTHORN 3122 (REI/VG)**

 2  1  1

**Price:** \$795,000  
**Method:** Auction Sale  
**Date:** 06/10/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)

**Agent Comments**

Similar accommodation, smaller development.



**2/24 Wattle Rd HAWTHORN 3122 (VG)**

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**Price:** \$701,500  
**Method:** Sale  
**Date:** 06/12/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**

Similar accommodation older development.