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

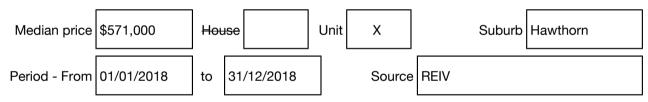
23/25 Malmsbury Street, Hawthorn Vic 3122

Indicative selling price

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

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

Median sale price



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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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

Price: \$804.000 Method: Auction Sale Date: 23/03/2019 Rooms: 3 Property Type: Townhouse (Res) Agent Comments Similar accommodation, smaller development.

Similar accommodation, smaller development.



Price: \$795.000 Method: Auction Sale Date: 06/10/2018 Rooms: -

2

Property Type: Townhouse (Res)



2/24 Wattle Rd HAWTHORN 3122 (VG) έα). 2

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

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

Agent Comments

Agent Comments

Similar accommodation older development.

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