## 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	34A Station Street, Hawthorn East Vic 3123
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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### Median sale price

Median price	\$2,025,000	Pro	perty Type	House		Suburb	Hawthorn East
Period - From	01/01/2019	to	31/12/2019		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

Add	dress of comparable property	Price	Date of sale
1	3/31 Rathmines Rd HAWTHORN EAST 3123	\$1,565,000	07/12/2019
2	27a Harold St HAWTHORN EAST 3123	\$1,501,000	14/12/2019
3	10/456 Barkers Rd HAWTHORN EAST 3123	\$1,350,000	14/12/2019

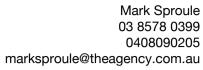
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/02/2020 09:11







**Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median House Price** Year ending December 2019: \$2,025,000



Property Type: House (Res) Land Size: 379 sqm approx **Agent Comments** 

# Comparable Properties



Price: \$1,565,000 Method: Auction Sale Date: 07/12/2019

Property Type: House (Res)

**Agent Comments** 



27a Harold St HAWTHORN EAST 3123 (REI)

Price: \$1,501,000 Method: Auction Sale Date: 14/12/2019

Property Type: Townhouse (Res) Land Size: 281 sqm approx

Agent Comments



10/456 Barkers Rd HAWTHORN EAST 3123

(REI)

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Price: \$1,350,000 Method: Auction Sale Date: 14/12/2019

Property Type: Townhouse (Res)

Agent Comments

Account - The Agency Hawthorn | P: 03 8578 0399



