



woodards 

49 Elgin Street, Hawthorn

Additional information

Land: 322sqm approx
Incredible location
Quality built 4 bedroom residence
Single level floorplan
Expansive lounge room with built in self-storage
Private kitchen with quality appliances including Bosch dishwasher
Bathroom
Separate toilet
Laundry
Gas heating
Rear deck and garden
Ample Street parking

Auction

Saturday 7th September at 3pm

Rental Estimate

\$580-\$640 per week

Settlement

30/60 days or by negotiation

Agent's Estimate of Selling Price \$1,300,000 - \$1,350,000 Median
House Price \$1,835,000 (year ending June 19)

Close proximity to ...

Schools

Hawthorn West Primary School – zoned – 1.1km
Richmond High School – zoned – 2.7km
Glenferrie Primary School -1.4km
West Hawthorn Pre School – 700m
West Hawthorn Early Childhood Centre -600m
Xavier College -1.0km
Swinburne University – 1.8km

Shops

Glenferrie Road -1.3km
Camberwell Junction – 3.6km
Victoria Gardens Shopping Centre -2.0km

Parks

Grace Park -750m
St James Park – 700m
Yarra Bank Reserve -1.2 km
Morang Road Reserve -1.0km

Transport

Hawthorn Train Station – 500m
Glenferrie Train Station – 1.4km
Tram 75 - Docklands - Vermont South
Tram 48 - North Balwyn - Victoria Harbour Docklands
Tram 16 Melbourne University - Kew via St Kilda Beach
Bus 609 Hawthorn to Fairfield via Kew



Mark Johnstone
0417 377 916



Julian Badenach
0414 609 665

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au

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

49 Elgin Street, Hawthorn Vic 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,835,000

House

X

Unit

Suburb Hawthorn

Period - From 01/04/2019

to

30/06/2019

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	Price	Date of sale
1	36 Connell St HAWTHORN 3122	\$1,310,000	30/03/2019
2	153a Wellington St KEW 3101	\$1,302,000	21/03/2019
3	47 Hill St HAWTHORN 3122	\$1,272,000	01/04/2019

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.



Rooms:

Property Type: House

Land Size: 322 sqm approx

Agent Comments

Comparable Properties



36 Connell St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,310,000

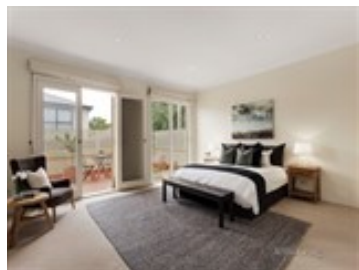
Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 270 sqm approx



153a Wellington St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,302,000

Method: Private Sale

Date: 21/03/2019

Rooms: -

Property Type: House

Land Size: 228 sqm approx

47 Hill St HAWTHORN 3122 (VG)

Agent Comments



Price: \$1,272,000

Method: Sale

Date: 01/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 290 sqm approx

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email jpiccio@woodards.com.au. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or enquires@oaic.gov.au.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that (a) you may not be permitted to attend an open for inspection; and (b) we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.