

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 | 5 Gillman 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 | \$1,750,000 | & | \$1,850,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price | \$1,875,000 | Hou | use X | Unit | | Suk | burb Hawthorn East |
|---------------|-------------|-----|------------|------|--------|------|--------------------|
| Period - From | 01/04/2017 | to | 30/06/2017 | | Source | REIV | |

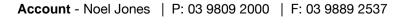
Comparable property sales (*Delete A or B below as applicable)

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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 22 Caroline St HAWTHORN EAST 3123 | \$1,875,000 | 03/06/2017 |
| 2 | 18 Belgrave St HAWTHORN 3122 | \$1,850,000 | 01/07/2017 |
| 3 | 37 Auburn Gr HAWTHORN EAST 3123 | \$1,816,000 | 25/02/2017 |

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.







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Indicative Selling Price \$1,750,000 - \$1,850,000

June guarter 2017: \$1,875,000

Median House Price



=3

Rooms:

Property Type: House (Res) Land Size: 322 sqm approx

Agent Comments

Beautifully renovated double fronted Victorian offers three bedroom/two bathroom single level proportions with open living/dining and alfresco entertaining, separate

studio with ensuite and landscaped garden with secure parking.

Comparable Properties



22 Caroline St HAWTHORN EAST 3123 (REI)

-3

Price: \$1,875,000 Method: Auction Sale Date: 03/06/2017

Rooms: -

Property Type: House (Res) Land Size: 282 sqm approx



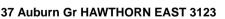
18 Belgrave St HAWTHORN 3122 (REI)



Price: \$1,850,000 Method: Private Sale Date: 01/07/2017

Rooms: 5

Property Type: House (Res) Land Size: 234 sqm approx



(REI/VG)



Price: \$1.816.000 Method: Auction Sale Date: 25/02/2017

Rooms: -

Property Type: House Land Size: 226 sqm approx Agent Comments

Agent Comments

Agent Comments

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