

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 | 5 Gillman Street, Hawthorn East Vic 3123 |
|---|--|

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 | House | X | Unit | | Suburb | 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.

| | Address 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.



3 2 2

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.

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

June quarter 2017: \$1,875,000

Comparable Properties



22 Caroline St HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 1

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)

Agent Comments

3 2 -

Price: \$1,850,000

Method: Private Sale

Date: 01/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 234 sqm approx



37 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 2 1

Price: \$1,816,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: House

Land Size: 226 sqm approx