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

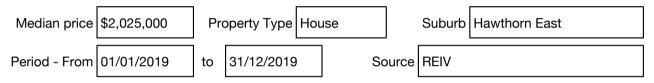
10 Stewart Street, Hawthorn East Vic 3123

Indicative selling price

	eaning of this price see consumer.vic.go	ov.au/underquoting
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Single price \$1,600,000

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.

Add	dress of comparable property	Price	Date of sale
1	504 Tooronga Rd HAWTHORN EAST 3123	\$1,632,000	14/12/2019
2	66 Victoria Rd HAWTHORN EAST 3123	\$1,600,000	30/11/2019
3	18 Roseberry St HAWTHORN EAST 3123	\$1,565,000	07/12/2019

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.

This Statement of Information was prepared on:

23/03/2020 15:42









Property Type: House (Res) **Land Size:** 248 sqm approx Agent Comments Nicholas McLean 03 9809 2000 0410 320 700 nicholas.mclean@noeljones.com.au

Indicative Selling Price \$1,600,000 Median House Price Year ending December 2019: \$2,025,000

This gorgeous single-fronted Vic cottage is perfectly situated amongst other period homes in one of Hawthorn East's best kept secret locations. Astutely renovated & extended retaining its period features, providing contemporary living and standout presentation. Baltic Pine hallway flanked two bedrooms, upstairs main bedroom/rumpus/retreat, Euro Laundry, pristine bathroom & stylish kitchen. Open-plan informal living/ dining opening to a deck with outdoor entertaining options. Features Blanco appliances, stone benchtops , split-system aircons, roof storage, low-maintenance garden.

Comparable Properties

504 Tooronga Rd HAWTHORN EAST 3123 (REI/VG) 3 2 2 Price: \$1,632,000 Method: Auction Sale Date: 14/12/2019 Property Type: House (Res) Land Size: 219 sqm approx	Agent Comments
66 Victoria Rd HAWTHORN EAST 3123 (REI/VG) Price: \$1,600,000 Method: Auction Sale Date: 30/11/2019 Property Type: House (Res) Land Size: 362 sqm approx	Agent Comments
18 Roseberry St HAWTHORN EAST 3123 (REI/VG) 3 1 1 1 1 Price: \$1,565,000 Method: Auction Sale Date: 07/12/2019 Property Type: House (Res) Land Size: 267 sqm approx	Agent Comments

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537



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.