

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,600,000

### Median sale price

Median price

\$2,025,000

Property 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	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

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)**

Agent Comments

**Price:** \$1,632,000**Method:** Auction Sale**Date:** 14/12/2019**Property Type:** House (Res)**Land Size:** 219 sqm approx**66 Victoria Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

**Price:** \$1,600,000**Method:** Auction Sale**Date:** 30/11/2019**Property Type:** House (Res)**Land Size:** 362 sqm approx**18 Roseberry St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

**Price:** \$1,565,000**Method:** Auction Sale**Date:** 07/12/2019**Property Type:** House (Res)**Land Size:** 267 sqm approx