## 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

4a Kaikoura Avenue, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,660,000	Pro	operty Type	Hou	se		Suburb	Hawthorn East
Period - From	01/04/2019	to	30/06/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9 Graves La MALVERN 3144	\$1,616,000	17/09/2019
2	4/2 Myrniong Gr HAWTHORN EAST 3123	\$1,465,000	24/08/2019
3	5 Dalley St HAWTHORN 3122	\$1,422,000	27/07/2019

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:

17/10/2019 09:10



### KAY&BURTON





**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price June quarter 2019: \$1,660,000

# **Comparable Properties**



9 Graves La MALVERN 3144 (REI)



Price: \$1,616,000 Method: Private Sale Date: 17/09/2019 Property Type: Townhouse (Res) Agent Comments



4/2 Myrniong Gr HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$1,465,000 Method: Auction Sale Date: 24/08/2019 Property Type: House (Res)



5 Dalley St HAWTHORN 3122 (REI)



Price: \$1,422,000

Method: Auction Sale Date: 27/07/2019 Property Type: Townhouse (Res) Agent Comments

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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.