

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,660,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2019 to 30/06/2019 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	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



3   2   2

**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)**

Agent Comments

3   2   2

**Price:** \$1,616,000

**Method:** Private Sale

**Date:** 17/09/2019

**Property Type:** Townhouse (Res)



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

3   2   2

**Price:** \$1,465,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** House (Res)



**5 Dalley St HAWTHORN 3122 (REI)**

Agent Comments

3   2   3

**Price:** \$1,422,000

**Method:** Auction Sale

**Date:** 27/07/2019

**Property Type:** Townhouse (Res)