

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

17 Evansdale Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Hawthorn

Period - From 01/10/2019 to 30/09/2020 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	31 Smart St HAWTHORN 3122	\$1,580,000	24/06/2020
2	23 Smart St HAWTHORN 3122	\$1,505,000	15/07/2020
3	9 Manchester St HAWTHORN 3122	\$1,410,000	23/08/2020

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:

24/11/2020 09:32



Property Type: House (Previously Occupied - Detached)
Land Size: 188 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending September 2020: \$2,450,000

Comparable Properties



31 Smart St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,580,000
Method: Private Sale
Date: 24/06/2020
Property Type: House
Land Size: 209 sqm approx



23 Smart St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,505,000
Method: Private Sale
Date: 15/07/2020
Property Type: House
Land Size: 199 sqm approx

9 Manchester St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,410,000
Method: Private Sale
Date: 23/08/2020
Property Type: House
Land Size: 262 sqm approx