

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

14 Mowbray Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$3,750,000

 &

\$4,050,000

Median sale price

Median price

\$2,125,000

 Property Type

House

 Suburb

Hawthorn East

Period - From

01/10/2019

 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	10 Cole St HAWTHORN EAST 3123	\$3,880,000	30/11/2019
2	11 Peppin St CAMBERWELL 3124	\$3,800,000	22/11/2019
3	56 Berkeley St HAWTHORN 3122	\$3,660,000	30/11/2019

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:

17/02/2020 13:02



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Property Type: House
Land Size: 1067 sqm approx
Agent Comments

Indicative Selling Price
\$3,750,000 - \$4,050,000
Median House Price
December quarter 2019: \$2,125,000

Comparable Properties



10 Cole St HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$3,880,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)



11 Peppin St CAMBERWELL 3124 (REI)

Agent Comments

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Price: \$3,800,000
Method: Private Sale
Date: 22/11/2019
Property Type: House (Res)
Land Size: 721 sqm approx



56 Berkeley St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$3,660,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 694 sqm approx