

## 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 4/2 Myrning Grove, 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 \$1,300,000 & \$1,400,000

#### Median sale price

Median price \$1,910,000 House X Unit Suburb Hawthorn East

Period - From 01/07/2018 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	2/10 Westbourne Gr CAMBERWELL 3124	\$1,370,000	13/04/2019
2	211 Auburn Rd HAWTHORN 3122	\$1,350,000	02/03/2019
3	24 Victoria Gr HAWTHORN EAST 3123	\$1,340,000	20/02/2019

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.

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending June 2019: \$1,910,000



3   2   2

**Rooms:**

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**2/10 Westbourne Gr CAMBERWELL 3124 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** 5

**Property Type:** House (Res)



**211 Auburn Rd HAWTHORN 3122 (REI/VG)**

Agent Comments

3   2   -

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 02/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 218 sqm approx



**24 Victoria Gr HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,340,000

**Method:** Sold Before Auction

**Date:** 20/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 182 sqm approx