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

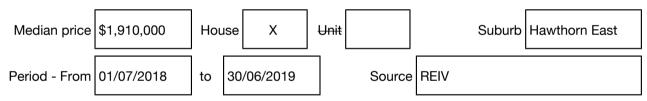
4/2 Myrniong Grove, Hawthorn East Vic 3123
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Indicative selling price

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

 Range between
 \$1,300,000
 &
 \$1,400,000

Median sale price



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.

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897

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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.

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Rooms: Property Type: Townhouse (Res) Agent Comments

Chris Barrett 03 8862 4929 0412 927 409 chris.barrett@marshallwhite.com.au

> **Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median House Price** Year ending June 2019: \$1,910,000

Comparable Properties



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



Price: \$1,370,000 Method: Auction Sale Date: 13/04/2019 Rooms: 5 Property Type: House (Res)

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

Agent Comments

Agent Comments



Price: \$1,350,000 Method: Private Sale Date: 02/03/2019 Rooms: -Property Type: House Land Size: 218 sqm approx

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- 3

24 Victoria Gr HAWTHORN EAST 3123 (REI/VG)



Price: \$1,340,000 Method: Sold Before Auction Date: 20/02/2019 Rooms: -Property Type: House (Res) Land Size: 182 sqm approx

Agent Comments

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