Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 29 Falmouth Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$2,500,000		&		\$2,750,000			
Median sale p	rice							
Median price	\$2,050,000	Pro	operty Type	Hou	se		Suburb	Hawthorn
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Pine St HAWTHORN 3122	\$2,870,000	26/10/2019
2	52 Harold St HAWTHORN EAST 3123	\$2,650,000	09/08/2019
3	12 Salisbury Gr HAWTHORN 3122	\$2,525,000	21/09/2019

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:

13/11/2019 10:45









Rooms: 7 Property Type: House Agent Comments Richard Winneke 03 9810 5081 0418 136 858 richardwinneke@jelliscraig.com.au

Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price Year ending September 2019: \$2,050,000

Comparable Properties



7 Pine St HAWTHORN 3122 (REI)



Price: \$2,870,000 Method: Auction Sale Date: 26/10/2019 Property Type: House (Res) Agent Comments



52 Harold St HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$2,650,000 Method: Private Sale Date: 09/08/2019 Property Type: House Land Size: 446 sqm approx



12 Salisbury Gr HAWTHORN 3122 (REI)



Price: \$2,525,000 Method: Auction Sale

Date: 21/09/2019 Property Type: House (Res) Land Size: 388 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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.