

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 29 Falmouth Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,050,000 Property Type House Suburb Hawthorn

Period - From 01/10/2018 to 30/09/2019 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 | 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.~~

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Richard Winneke

03 9810 5081

0418 136 858

richardwinneke@jellisrcraig.com.au

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending September 2019: \$2,050,000



4 2 1

Rooms: 7

Property Type: House

Agent Comments

Comparable Properties



7 Pine St HAWTHORN 3122 (REI)

Agent Comments

4 3 2

Price: \$2,870,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)



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

4 3 3

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)

Agent Comments

3 2 3

Price: \$2,525,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 388 sqm approx