

Chris Dalv 03 9810 5037 0432 056 911 chrisdaly@jelliscraig.com.au

Indicative Selling Price \$2,700,000 - \$2,900,000 **Median House Price**

Year ending September 2018: \$2,111,000



Rooms: 6

Property Type: House (Res) Land Size: 644 sqm approx

Agent Comments

Comparable Properties



11 Gillman St HAWTHORN EAST 3123 (VG)





Price: \$3,000,000 Method: Sale Date: 06/08/2018

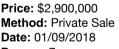
Rooms: -

Property Type: House (Res) Land Size: 552 sqm approx





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



Rooms: 7

Property Type: House (Res) Land Size: 446 sqm approx







Agent Comments

Agent Comments







Price: \$2,830,000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: House (Res) Land Size: 763 sqm approx

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





Generated: 16/01/2019 09:39



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
-----------------	-----------	----------

Address Including suburb and postcode	128 Harcourt Street, Hawthorn East Vic 3123
ndicative selling prid	ce

In

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

Range between	\$2,700,000	&	\$2,900,000
		1	

Median sale price

Median price	\$2,111,000	Hou	ise X	Unit		;	Suburb	Hawthorn East
Period - From	01/10/2017	to	30/09/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

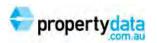
Ad	dress of comparable property	Price	Date of sale
1	11 Gillman St HAWTHORN EAST 3123	\$3,000,000	06/08/2018
2	52 Harold St HAWTHORN EAST 3123	\$2,900,000	01/09/2018
3	29 Parlington St CANTERBURY 3126	\$2,830,000	17/11/2018

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





Generated: 16/01/2019 09:39