



Rooms: 6

Property Type: House (Res)

Land Size: 644 sqm approx

Agent Comments

Comparable Properties



11 Gillman St HAWTHORN EAST 3123 (VG)

Agent Comments



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



Price: \$2,900,000

Method: Private Sale

Date: 01/09/2018

Rooms: 7

Property Type: House (Res)

Land Size: 446 sqm approx



29 Parlington St CANTERBURY 3126 (REI)

Agent Comments



Price: \$2,830,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 763 sqm approx

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

128 Harcourt Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$2,700,000

&

\$2,900,000

Median sale price

Median price

\$2,111,000

House

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)

- 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	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.