

# 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 6 Mount Ida Avenue, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,495,000

### Median sale price

Median price \$1,970,000

Property Type House

Suburb Hawthorn East

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	3a Mount Ida Av, Hawthorn East, Vic 3123, Australia	\$1,400,000	29/06/2019
2	437 Tooronga Rd HAWTHORN EAST 3123	\$1,535,000	03/08/2019
3	3a Wiseman St HAWTHORN EAST 3123	\$1,420,000	20/08/2019

**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:

28/10/2019 15:32



3   1   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,495,000

**Median House Price**

Year ending September 2019: \$1,970,000

## Comparable Properties

**3a Mount Ida Av, Hawthorn East, Vic 3123, Australia (REI)**

Agent Comments

-   -   -

**Price:** \$1,400,000

**Method:**

**Date:** 29/06/2019

**Property Type:** House



**437 Tooronga Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

3   1   1

**Price:** \$1,535,000

**Method:** Auction Sale

**Date:** 03/08/2019

**Property Type:** House (Res)



**3a Wiseman St HAWTHORN EAST 3123 (REI)**

Agent Comments

2   2   1

**Price:** \$1,420,000

**Method:** Sold Before Auction

**Date:** 20/08/2019

**Property Type:** House (Res)