

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

7 Rosslyn Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$4,000,000 & \$4,200,000

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 | 38 Cochran Av CAMBERWELL 3124 | \$4,566,000 | 24/08/2019 |
| 2 | 7 Camden Rd HAWTHORN 3122 | \$4,140,000 | 23/10/2019 |
| 3 | 1 Gardiner Rd HAWTHORN 3122 | \$4,000,000 | 30/06/2019 |

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 17:12



Rooms: 8

Property Type: House

Land Size: 583 sqm approx

Agent Comments

Comparable Properties



38 Cochran Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$4,566,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 798 sqm approx



7 Camden Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$4,140,000

Method: Sold Before Auction

Date: 23/10/2019

Property Type: House

Land Size: 791 sqm approx



1 Gardiner Rd HAWTHORN 3122 (VG)

Agent Comments



Price: \$4,000,000

Method: Sale

Date: 30/06/2019

Property Type: House (Res)

Land Size: 780 sqm approx