Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	7 Rosslyn Street, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Range between \$4,000,000 & \$4,200,000	ange between	\$4,000,000	&	\$4,200,000
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Median sale price

Median price	\$1,970,000	Pro	perty Type	louse		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

Add	dress 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 comparableproperties 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





Richard Winneke 03 9810 5081 0418 136 858 richardwinneke@jelliscraig.com.au

Indicative Selling Price \$4,000,000 - \$4,200,000 **Median House Price** Year ending September 2019: \$1,970,000



Rooms: 8

Property Type: House Land Size: 583 sqm approx

Agent Comments

Comparable Properties



38 Cochran Av CAMBERWELL 3124 (REI)

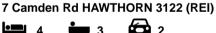




Price: \$4,566,000 Method: Auction Sale Date: 24/08/2019

Property Type: House (Res) Land Size: 798 sqm approx





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)







Price: \$4,000,000 Method: Sale Date: 30/06/2019

Property Type: House (Res) Land Size: 780 sqm approx

Agent Comments

Agent Comments

Agent Comments





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