## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5 Ruby Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$4,950,000								
Median sale price									
Median price	\$2,191,000	Pro	operty Type Hou	ISE	Suburb	Hawthorn			
Period - From	09/12/2018	to	08/12/2019	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	7 Ruby St HAWTHORN 3122	\$5,175,000	12/10/2019
2			
3			

#### OR

**B**<sup>\*</sup> 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:

09/12/2019 15:51







Property Type: House Land Size: 382 sqm approx Agent Comments Indicative Selling Price \$4,950,000 Median House Price 09/12/2018 - 08/12/2019: \$2,191,000

# **Comparable Properties**



7 Ruby St HAWTHORN 3122 (REI)



Price: \$5,175,000 Method: Auction Sale Date: 12/10/2019 Property Type: House (Res) Land Size: 402 sqm approx Agent Comments

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 - The Agency Hawthorn | P: 03 8578 0399



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.