

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

5 Ruby Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$4,950,000

Median sale price

Median price \$2,191,000

Property Type House

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 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	7 Ruby St HAWTHORN 3122	\$5,175,000	12/10/2019
2			
3			

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:

09/12/2019 15:51



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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)

Agent Comments

 3  3  4

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

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.