

# 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

4 Vivian Grove, Hawthorn Vic 3122

### Indicative selling price

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

Single price

\$2,400,000

### Median sale price

Median price

\$2,050,000

Property Type

House

Suburb

Hawthorn

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 | 71 The Boulevard HAWTHORN 3122      | \$2,475,000 | 31/10/2019   |
| 2 | 21 Broomfield Rd HAWTHORN EAST 3123 | \$2,350,000 | 19/10/2019   |
| 3 | 7a Hansen St KEW 3101               | \$2,295,000 | 22/08/2019   |

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:

02/12/2019 13:16



**Rooms:** 6

**Property Type:** House

**Land Size:** 448 sqm approx

Agent Comments

## Comparable Properties



**71 The Boulevard HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$2,475,000

**Method:** Sold Before Auction

**Date:** 31/10/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 612 sqm approx



**21 Broomfield Rd HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$2,350,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)



**7a Hansen St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$2,295,000

**Method:** Private Sale

**Date:** 22/08/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 360 sqm approx