

## 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 23 Airedale Avenue, Hawthorn Vic 3122

## Indicative selling price

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

Range between \$2,600,000 &amp; \$2,860,000

## Median sale price

Median price \$2,115,000 House X Unit Suburb Hawthorn

Period - From 01/04/2018 to 31/03/2019 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	18 Pine Av CAMBERWELL 3124	\$2,800,000	01/06/2019
2	19 Davis Av CAMBERWELL 3124	\$2,600,000	16/03/2019
3	466 Tooronga Rd HAWTHORN EAST 3123	\$2,560,000	22/06/2019

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$2,600,000 - \$2,860,000  
**Median House Price**  
 Year ending March 2019: \$2,115,000

## Comparable Properties



**18 Pine Av CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$2,800,000  
**Method:** Auction Sale  
**Date:** 01/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 797 sqm approx



**19 Davis Av CAMBERWELL 3124 (REI/VG)**

Agent Comments



**Price:** \$2,600,000  
**Method:** Auction Sale  
**Date:** 16/03/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 438 sqm approx



**466 Tooronga Rd HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$2,560,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx