

## 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

33 Manningtree Road, 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

\$3,175,000

&

\$3,275,000

#### Median sale price

Median price

\$2,360,500

House

X

Unit

Suburb

Hawthorn

Period - From

01/10/2017

to

30/09/2018

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	24 Glen St HAWTHORN 3122	\$3,900,000	19/05/2018
2	2 Belmont Av KEW 3101	\$3,830,000	15/09/2018
3	27 Callantina Rd HAWTHORN 3122	\$3,660,000	11/08/2018

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.

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**Indicative Selling Price**

\$3,175,000 - \$3,275,000

**Median House Price**

Year ending September 2018: \$2,360,500



 6  3  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 540 sqm approx

Agent Comments

## Comparable Properties



24 Glen St HAWTHORN 3122 (REI/VG)

Agent Comments

 5  3  2

**Price:** \$3,900,000

**Method:** Sold Before Auction

**Date:** 19/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 690 sqm approx



2 Belmont Av KEW 3101 (REI)

Agent Comments

 4  2  2

**Price:** \$3,830,000

**Method:** Auction Sale

**Date:** 15/09/2018

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



27 Callantina Rd HAWTHORN 3122 (REI)

Agent Comments

 4  2  2

**Price:** \$3,660,000

**Method:** Auction Sale

**Date:** 11/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 797 sqm approx