

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

19 Lyall Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$4,500,000 & \$4,950,000

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	18 Yarra St HAWTHORN 3122	\$5,200,000	06/09/2019
2	4 Monomeath Av TOORAK 3142	\$4,750,000	10/08/2019
3	58 Mary St HAWTHORN 3122	\$4,545,000	19/10/2019

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:

20/01/2020 13:48

19 Lyall Street, Hawthorn Vic 3122



4 2.5 3

Property Type: House
Land Size: 681 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,950,000
Median House Price
Year ending September 2019: \$2,050,000

Comparable Properties



18 Yarra St HAWTHORN 3122 (REI)

Agent Comments

4 3 2

Price: \$5,200,000
Method: Sold Before Auction
Date: 06/09/2019
Rooms: 7
Property Type: House (Res)
Land Size: 981 sqm approx



4 Monomeath Av TOORAK 3142 (REI/VG)

Agent Comments

4 2 2

Price: \$4,750,000
Method: Auction Sale
Date: 10/08/2019
Property Type: House (Res)
Land Size: 763 sqm approx



58 Mary St HAWTHORN 3122 (REI/VG)

Agent Comments

4 3 2

Price: \$4,545,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)
Land Size: 780 sqm approx

Account - RT Edgar | P: 03 9826 1000



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.