

#### 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	11/847 Burwood Road, Hawthorn East Vic 3123

#### Indicative selling price

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

Range between	\$690,000	&	\$759,000

#### Median sale price

Median price	\$602,000	Hou	se	Unit	Х		Suburb	Hawthorn East
Period - From	01/07/2017	to	30/09/2017		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 11/596 Riversdale Rd CAMBERWELL 3124 \$682,000 29/07/2017 2 12/102-118 Camberwell Rd HAWTHORN EAST 3123 \$790,000 17/07/2017 3 74/349 Riversdale Rd HAWTHORN EAST 3123 \$805,000 11/07/2017

#### 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.

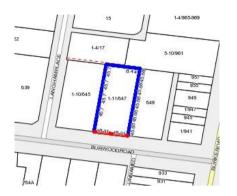
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Agent Comments

**Indicative Selling Price** \$690,000 - \$759,000 **Median Unit Price** September quarter 2017: \$602,000

### Comparable Properties



11/596 Riversdale Rd CAMBERWELL 3124

(REI)

**-**3

Price: \$682,000

Date: 29/07/2017

Method: Auction Sale

Rooms: 5 Property Type: Apartment **Agent Comments** 

12/102-118 Camberwell Rd HAWTHORN EAST Agent Comments

3123 (REI/VG)





Price: \$790.000 Method: Private Sale Date: 17/07/2017 Rooms: 4

**Property Type:** Apartment

Agent Comments

74/349 Riversdale Rd HAWTHORN EAST 3123

(VG)

**=**3





Price: \$805,000 Method: Sale Date: 11/07/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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