# hockingstuart

#### 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

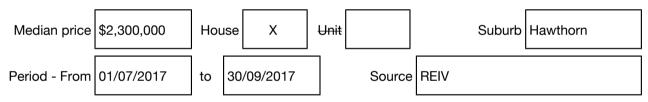
2/62a Lisson Grove, Hawthorn Vic 3122

#### Indicative selling price

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

Single price \$1,480,000

#### Median sale price



#### 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	2/46 Riversdale Rd HAWTHORN 3122	\$1,500,000	18/11/2017
2	3/20 Yarra Gr HAWTHORN 3122	\$1,485,000	12/08/2017
3	2/31 Rathmines Rd HAWTHORN EAST 3123	\$1,375,000	19/08/2017

#### 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.

#### Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017

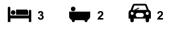
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.

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Rooms: Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,480,000 Median House Price September quarter 2017: \$2,300,000

### **Comparable Properties**



2/46 Riversdale Rd HAWTHORN 3122 (REI)



Price: \$1,500,000 Method: Auction Sale Date: 18/11/2017 Rooms: -Property Type: Townhouse (Res)



3/20 Yarra Gr HAWTHORN 3122 (REI)

2

**6** 2

Agent Comments

Agent Comments

Price: \$1,485,000 Method: Auction Sale Date: 12/08/2017 Rooms: 7 Property Type: House (Res)

**-** 3



2/31 Rathmines Rd HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$1,375,000 Method: Auction Sale Date: 19/08/2017 Rooms: -Property Type: Townhouse (Res)

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