

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,480,000

#### Median sale price

Median price \$2,300,000

House

X

Unit

Suburb

Hawthorn

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	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.



3   2   2

**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)**   **Agent Comments**

3   2   2

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



**3/20 Yarra Gr HAWTHORN 3122 (REI)**   **Agent Comments**

3   2   2

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



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

3   2   2

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