



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

9/38 Mayston Street, HAWTHORN EAST, 3123

Indicative selling price

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

Single Price

or range between

\$480,000

&

\$505,000

Median sale price

Median price

\$595,000

Property type

Unit

Suburb

HAWTHORN EAST, 3123

Period from

21/06/2017

to

12/10/2017

Source

core logic

Comparable property sale

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

Unit 3, 38 Mayston Street, HAWTHORN EAST, 3123 Victoria

\$497,000

16/09/2017

Unit 8, 795 Burwood Road, HAWTHORN EAST, 3123 Victoria

\$492,000

09/09/2017

Unit 6, 36 Auburn Grove, HAWTHORN EAST, 3123 Victoria

\$500,000

08/04/2017