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> **Indicative Selling Price** \$1,750,000 - \$1,925,000 **Median House Price** June quarter 2017: \$1,990,000



Rooms: 7

Property Type: House **Agent Comments** 

# Comparable Properties



12 Edward St HAWTHORN 3122 (REI/VG)



Price: \$1,950,000 Method: Auction Sale Date: 25/03/2017 Rooms: 5

Property Type: House (Res) Land Size: 235 sqm approx

2 Widford St HAWTHORN EAST 3123 (REI)



Price: \$1.890.000 Method: Auction Sale Date: 13/05/2017

Rooms: 5

Property Type: Townhouse (Res) Land Size: 224 sqm approx

22 Caroline St HAWTHORN EAST 3123 (REI)







Price: \$1,875,000 Method: Auction Sale Date: 03/06/2017

Rooms: -

Property Type: House (Res) Land Size: 282 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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.

Agent Comments

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	13 Violet Grove, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,750,000	&	\$1,925,000

#### Median sale price

Median price	\$1,990,000	Н	ouse	Х	Su	burb	Hawthorn
Period - From	01/04/2017	to	30/06/20	)17	Source	REIV	′

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12 Edward St HAWTHORN 3122	\$1,950,000	25/03/2017
2 Widford St HAWTHORN EAST 3123	\$1,890,000	13/05/2017
22 Caroline St HAWTHORN EAST 3123	\$1,875,000	03/06/2017

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