



**Rooms:** 7  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,925,000

**Median House Price**  
June quarter 2017: \$1,990,000

## Comparable Properties



12 Edward St HAWTHORN 3122 (REI/VG)

**Agent Comments**



**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)

**Agent Comments**



**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)

**Agent Comments**



**Price:** \$1,875,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 282 sqm approx

## 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 13 Violet 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)

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

#### Median sale price

Median price \$1,990,000

House X

Suburb Hawthorn

Period - From 01/04/2017 to 30/06/2017

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