

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address

8/6 Osborne Court, Hawthorn

Including suburb or locality and postcode

VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*delete single price or range as applicable)

Single price \$ 429,000

or range between \$

& \$

Median sale price

(*Select house or unit as applicable)

Median price \$ 608,000

*House

*Unit

Suburb or locality

Hawthorn

Period - from

1 September 2017

to

30 December 2017

Source

REIV

Comparable property sales

(*Select A or B as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last 6 months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale.

(*Delete as applicable)

Address of comparable property

Price

Date of Sale

1 2/69 Auburn Rd HAWTHORN 3122 VIC

\$ 392,000

16/12/2017

2 225/81-83 Riversdale Road, Hawthorn

\$ 442,000

26/08/2017

3

\$

OR

B* **Either** 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.*

or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.*

Biggin & Scott Richmond

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