

# 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

8 Churchill Grove, Hawthorn Vic 3122
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

### 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	46 Malin St KEW 3101	\$2,210,000	25/11/2017
2	20 Brook St HAWTHORN 3122	\$2,275,000	24/02/2018
3	2 Rosney St HAWTHORN 3122	\$2,300,000	12/10/2017

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.



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,100,000 - \$2,300,000  
**Median House Price**  
 December quarter 2017: \$2,718,000

## Comparable Properties



46 Malin St KEW 3101 (REI)

Agent Comments

 3    2    2

**Price:** \$2,210,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 325 sqm approx



20 Brook St HAWTHORN 3122 (REI)

Agent Comments

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**Price:** \$2,275,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 314 sqm approx



2 Rosney St HAWTHORN 3122 (VG)

Agent Comments

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**Price:** \$2,300,000  
**Method:** Sale  
**Date:** 12/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 365 sqm approx