

#### 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	22 Mount Ida Avenue, Hawthorn East Vic 3123
Including suburb and	
postcode	

## Indicative selling price

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

Range between \$3,500,000	&	\$3,800,000
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#### Median sale price

Median price	\$2,130,000	Hou	ıse X	Unit		Subur	Hawthorn East
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

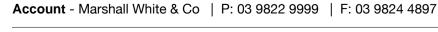
## Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	29 Fairmount Rd HAWTHORN EAST 3123	\$3,600,000	23/09/2017
2	71 Leura Gr HAWTHORN EAST 3123	\$3,590,000	11/11/2017
3	8 Campbell Gr HAWTHORN EAST 3123	\$3,525,500	18/11/2017

#### 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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