



Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 220 sqm approx

Agent Comments

Comparable Properties



6 College St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,605,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 198 sqm approx



74 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,535,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 257 sqm approx



9 Randolph St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode 42 College Street, Hawthorn Vic 3122**Indicative selling price**

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

Range between \$1,400,000 & \$1,460,000

Median sale price

Median price \$1,990,000 House X Unit Suburb Hawthorn

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

	Address of comparable property	Price	Date of sale
1	6 College St HAWTHORN 3122	\$1,605,000	01/07/2017
2	74 Denham St HAWTHORN 3122	\$1,535,000	25/02/2017
3	9 Randolph St HAWTHORN 3122	\$1,460,000	29/07/2017

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.~~