

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	61 Robinson Road, 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	\$1,800,000	&	\$1,980,000
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**Median sale price**

Median price	\$2,217,500	House	X	Unit		Suburb	Hawthorn
Period - From	01/10/2018	to	31/12/2018	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	53 Somers Av MALVERN 3144	\$2,005,000	06/04/2019
2	24 Miami St HAWTHORN EAST 3123	\$1,850,000	04/03/2019
3	355 Auburn Rd HAWTHORN 3122	\$1,710,000	24/10/2018

**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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**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

December quarter 2018: \$2,217,500



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 592 sqm approx

Agent Comments

## Comparable Properties



53 Somers Av MALVERN 3144 (REI)

Agent Comments



**Price:** \$2,005,000

**Method:** Auction Sale

**Date:** 06/04/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 523 sqm approx



24 Miami St HAWTHORN EAST 3123 (REI)

Agent Comments



**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 04/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 611 sqm approx



355 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments



**Price:** \$1,710,000

**Method:** Sold Before Auction

**Date:** 24/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 636 sqm approx