

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	58 Mary Street, Hawthorn Vic 3122
---	-----------------------------------

Indicative selling price

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

Single price	\$5,150,000
--------------	-------------

Median sale price

Median price	\$2,300,000	House	X	Unit		Suburb	Hawthorn
Period - From	01/07/2017	to	30/09/2017	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		
2		
3		

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.



Rooms: 8

Property Type: House

Land Size: 779 sqm approx

Agent Comments

Comparable Properties



53 Linda Cr HAWTHORN 3122 (REI)

Agent Comments



Price: \$5,610,000

Method: Private Sale

Date: 20/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 720 sqm approx



22 Robinson Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$5,100,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 740 sqm approx

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.