

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	23 Bowler Street, Hawthorn East Vic 3123
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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	\$1,200,000	&	\$1,300,000
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**Median sale price**

Median price	\$2,111,000	House	X	Unit		Suburb	Hawthorn East
Period - From	01/10/2017	to	30/09/2018	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		
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.

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**Rooms:**

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

**Land Size:** 322 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending September 2018: \$2,111,000

## Comparable Properties



**1 Freeman St HAWTHORN EAST 3123 (REI/VG)**



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 21/06/2018  
**Rooms:** -  
**Property Type:** House

Agent Comments

Renovated Victorian weatherboard. Smaller allotment.



**8 Sercombe Gr HAWTHORN 3122 (REI)**



**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 29/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 207 sqm approx

Agent Comments

Original Victorian weatherboard. Smaller allotment.

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.