

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

28 Lyndhurst Crescent, Hawthorn Vic 3122
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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.



4 2 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,950,000 - \$3,150,000
Median House Price
Year ending September 2018: \$2,360,500

Comparable Properties



42 Mayston St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 2 2

Price: \$3,200,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 568 sqm approx



11 Gillman St HAWTHORN EAST 3123 (VG)

Agent Comments

4 - -

Price: \$3,000,000
Method: Sale
Date: 06/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 552 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.