

# 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

71 The Boulevard, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,025,000 Property Type House Suburb Hawthorn

Period - From 01/07/2018 to 30/06/2019 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	85 Rathmines Rd HAWTHORN EAST 3123	\$2,351,000	24/08/2019
2	15 View St HAWTHORN 3122	\$2,255,000	03/07/2019
3	17 Miami St HAWTHORN EAST 3123	\$2,000,000	04/05/2019

**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.~~

This Statement of Information was prepared on:

16/10/2019 13:15



3   1   3

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 612 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
Year ending June 2019: \$2,025,000

## Comparable Properties



85 Rathmines Rd HAWTHORN EAST 3123 (REI)

Agent Comments

4   2   1

**Price:** \$2,351,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Property Type:** House (Res)  
**Land Size:** 595 sqm approx



15 View St HAWTHORN 3122 (REI)

Agent Comments

3   2   2

**Price:** \$2,255,000  
**Method:** Sold Before Auction  
**Date:** 03/07/2019  
**Property Type:** House



17 Miami St HAWTHORN EAST 3123 (VG)

Agent Comments

4   -   -

**Price:** \$2,000,000  
**Method:** Sale  
**Date:** 04/05/2019  
**Property Type:** House (Res)  
**Land Size:** 587 sqm approx