

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

2/1 Linton Court, Hawthorn East Vic 3123

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$700,000

Median sale price

Median price \$639,000

House

Unit

X

Suburb

Hawthorn East

Period - From 01/07/2018

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	1/10-12 William St HAWTHORN 3122	\$747,000	29/06/2018
2	5/441 Riversdale Rd HAWTHORN EAST 3123	\$662,500	24/11/2018
3	1/36-38 Elphin Gr HAWTHORN 3122	\$640,000	08/12/2018

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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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

September quarter 2018: \$639,000

Comparable Properties



1/10-12 William St HAWTHORN 3122 (REI/VG) **Agent Comments**

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Price: \$747,000
Method: Sold Before Auction
Date: 29/06/2018
Rooms: -
Property Type: Townhouse (Res)



5/441 Riversdale Rd HAWTHORN EAST 3123 (REI) **Agent Comments**

2 1 1

Price: \$662,500
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: Apartment



1/36-38 Elphin Gr HAWTHORN 3122 (REI) **Agent Comments**

2 1 1

Price: \$640,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 4
Property Type: Apartment