

## 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

61 Morang Road, 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 \$2,300,000

&amp;

\$2,500,000

**Median sale price**

Median price \$2,205,000

House

X

Unit

Suburb Hawthorn

Period - From 01/01/2018

to

31/12/2018

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	11 Grattan St HAWTHORN 3122	\$2,400,000	12/10/2018
2	9 Urquhart St HAWTHORN 3122	\$2,375,000	29/11/2018
3	14 Rockingham CI KEW 3101	\$2,300,000	05/10/2018

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.



**Rooms:**  
**Property Type:** Land (Res)  
**Land Size:** 788 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,300,000 - \$2,500,000  
**Median House Price**  
 Year ending December 2018: \$2,205,000

## Comparable Properties



**11 Grattan St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 12/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx



**9 Urquhart St HAWTHORN 3122 (REI/VG)**

Agent Comments



**Price:** \$2,375,000  
**Method:** Sold Before Auction  
**Date:** 29/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx



**14 Rockingham Ct KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 05/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 759 sqm approx