



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**35 Bell Street,  
HAWTHORN 3122**

House

3 beds

1 baths

2 parking

## Indicative selling price

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

**Range \$1,150,000 - \$1,250,000**

## Median sale price

Median **House** for **HAWTHORN** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$1,300,000**

## Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**8 Sercombe Grove,**  
Hawthorn 3122

Price **\$1,210,000** Sold 29  
August 2018

**50 Bell Street,**  
Hawthorn 3122

Price **\$1,400,000** Sold 01  
December 2018

**3 Gillman Street,**  
Hawthorn East 3123

Price **\$1,360,000** Sold 25  
August 2018

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

## George Real Estate

Office 2,335 Swan Street,  
Richmond VIC 3121

## Contact agents

 **George Stathakis**

0 448 866 734

[george@georgerealestate.com.au](mailto:george@georgerealestate.com.au)