

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

24 Stewart Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$2,150,000

Property Type House

Suburb Hawthorn East

Period - From 01/07/2021

to

30/09/2021

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	8 Stewart St HAWTHORN EAST 3123	\$1,880,000	09/10/2021
2	26 Bayview Av HAWTHORN EAST 3123	\$1,550,000	18/06/2021
3	53A Harold St HAWTHORN EAST 3123	\$1,536,000	24/07/2021

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:

10/12/2021 12:34



 3  2  1

Property Type: House
Land Size: 212 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
September quarter 2021: \$2,150,000

Comparable Properties



8 Stewart St HAWTHORN EAST 3123 (REI)

 2  1  -

Price: \$1,880,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 246 sqm approx

Agent Comments

This property is only 2-bedrooms and does not offer potential off-street parking; however, is in a more renovated/updated condition.



26 Bayview Av HAWTHORN EAST 3123 (VG)

 3  -  -

Price: \$1,550,000
Method: Sale
Date: 18/06/2021
Property Type: House (Res)
Land Size: 215 sqm approx

Agent Comments

A similar style internally; however, this property does offer front access car parking.



53A Harold St HAWTHORN EAST 3123 (REI/VG)

 2  1  1

Price: \$1,536,000
Method: Auction Sale
Date: 24/07/2021
Property Type: House (Res)
Land Size: 194 sqm approx

Agent Comments

This property is only 2-bedrooms and is located on a busy road; however, is in a more renovated/updated condition.

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