

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

7 Monteath Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$1,580,000

Median sale price

Median price

\$3,410,500

Property Type

House

Suburb

Hawthorn East

Period - From

01/07/2022

to

30/09/2022

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	384 Riversdale Rd HAWTHORN EAST 3123	\$1,680,500	29/10/2022
2	19 Aberdeen St HAWTHORN EAST 3123	\$1,540,000	04/06/2022
3	10 Fairholm Gr CAMBERWELL 3124	\$1,540,000	06/08/2022

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:

02/12/2022 11:12



 3  1  3

Property Type: House (Res)

Land Size: 329 sqm approx

Agent Comments

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Indicative Selling Price

\$1,580,000

Median House Price

September quarter 2022: \$3,410,500

Comparable Properties



384 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 3  2  1

Price: \$1,680,500

Method: Auction Sale

Date: 29/10/2022

Property Type: House (Res)

Land Size: 382 sqm approx



19 Aberdeen St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,540,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House

Land Size: 246 sqm approx



10 Fairholm Gr CAMBERWELL 3124 (REI)

Agent Comments

 3  1  1

Price: \$1,540,000

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 317 sqm approx