# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 57 Morang Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,663,500	Pro	operty Type	Hous	se		Suburb	Hawthorn
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	21 Pine St HAWTHORN 3122	\$2,252,000	02/05/2022
2	7 Broomfield Rd HAWTHORN EAST 3123	\$2,160,000	26/03/2022
3	4 Vicars St HAWTHORN 3122	\$2,030,000	30/03/2022

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:

24/05/2022 12:33









**Property Type:** House (Res) **Land Size:** 424 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending March 2022: \$2,663,500

# **Comparable Properties**



21 Pine St HAWTHORN 3122 (REI)



Price: \$2,252,000 Method: Private Sale Date: 02/05/2022 Property Type: House Land Size: 312 sqm approx Agent Comments

Agent Comments



7 Broomfield Rd HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$2,160,000 Method: Auction Sale Date: 26/03/2022 Property Type: House (Res)

4 Vicars St HAWTHORN 3122 (REI)



Price: \$2,030,000 Method: Auction Sale Date: 30/03/2022 Property Type: House (Res) Land Size: 289 sqm approx

## Account - RT Edgar | P: 03 9826 1000



propertydata

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