

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

57 Morang Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,663,500 Property Type House Suburb Hawthorn

Period - From 01/04/2021 to 31/03/2022 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	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



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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)

Agent Comments

3 2 1

Price: \$2,252,000

Method: Private Sale

Date: 02/05/2022

Property Type: House

Land Size: 312 sqm approx



7 Broomfield Rd HAWTHORN EAST 3123 (REI) Agent Comments

3 2 2

Price: \$2,160,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)



4 Vicars St HAWTHORN 3122 (REI)

Agent Comments

3 2 -

Price: \$2,030,000

Method: Auction Sale

Date: 30/03/2022

Property Type: House (Res)

Land Size: 289 sqm approx