

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

8 Stewart Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,550,000

&

\$1,705,000

Median sale price

Median price \$2,170,000

Property Type House

Suburb Hawthorn East

Period - From 01/04/2020

to

31/03/2021

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	52 Fletcher St HAWTHORN EAST 3123	\$1,685,000	10/05/2021
2	5 Hunter St HAWTHORN 3122	\$1,555,000	01/05/2021
3	4 Loch St HAWTHORN EAST 3123	\$1,650,000	30/03/2021

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:

12/07/2021 12:01

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Indicative Selling Price

\$1,550,000 - \$1,705,000

Median House Price

Year ending March 2021: \$2,170,000



Property Type: House (Previously

Occupied - Detached)

Land Size: 246 sqm approx

Agent Comments

Beautifully restored and renovated classic Hawthorn East residence in a prime location.

Comparable Properties



52 Fletcher St HAWTHORN EAST 3123 (REI)



Price: \$1,685,000

Method: Sold Before Auction

Date: 10/05/2021

Property Type: House (Res)

Agent Comments

Very similar property in land size property size quality of renovation and configuration.



5 Hunter St HAWTHORN 3122 (REI/VG)



Price: \$1,555,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 232 sqm approx

Agent Comments

Also a very comparable property in land and building size and slightly over 1 kilometer from the subject property.



4 Loch St HAWTHORN EAST 3123 (REI)



Price: \$1,650,000

Method: Auction Sale

Date: 30/03/2021

Property Type: House (Res)

Land Size: 264 sqm approx

Agent Comments

Also a very similar property but has the added benefit of off street parking and right of way access at the rear.