

# 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

640 Hawthorn Road, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,000,000

### Median sale price

Median price \$1,367,500 Property Type Unit Suburb Brighton East

Period - From 01/04/2021 to 30/06/2021 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	2/36-38 Parnell St ELSTERNWICK 3185	\$990,000	28/06/2021
2	1/239 Booran Rd CAULFIELD SOUTH 3162	\$1,061,000	20/06/2021
3	1/141 Wheatley Rd ORMOND 3204	\$1,030,000	15/05/2021

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:

22/07/2021 15:29



 3  1  2

**Property Type:** Villa  
**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,000,000

**Median Unit Price**

June quarter 2021: \$1,367,500

## Comparable Properties



**2/36-38 Parnell St ELSTERNWICK 3185 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$990,000

**Method:** Sold Before Auction

**Date:** 28/06/2021

**Property Type:** Unit



**1/239 Booran Rd CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,061,000

**Method:** Auction Sale

**Date:** 20/06/2021

**Property Type:** Unit



**1/141 Wheatley Rd ORMOND 3204 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$1,030,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** Unit