

## 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

27 LOCH STREET HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,275,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,530,000

Property type

House

Suburb

Hawthorn East

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

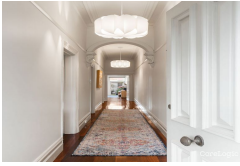
Date of sale

17 CARNARVON STREET HAWTHORN EAST VIC 3123	\$1,425,000	25-Apr-24
6A MOUNT IDA AVENUE HAWTHORN EAST VIC 3123	\$1,382,000	17-Aug-24
13 CAROLINE STREET HAWTHORN EAST VIC 3123	\$1,325,000	04-May-24

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 6 months.~~

This Statement of Information was prepared on: 17 September 2024



**17 CARNARVON STREET  
HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price **\$1,425,000** Sold Date **25-Apr-24**

Distance **0.09km**



**6A MOUNT IDA AVENUE  
HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price <sup>RS</sup> **\$1,382,000** Sold Date **17-Aug-24**

Distance **0.94km**



**13 CAROLINE STREET HAWTHORN  
EAST VIC 3123**

 2  1  -

Sold Price **\$1,325,000** Sold Date **04-May-24**

Distance **0.33km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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