

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

1/2 Hastings Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$2,050,000

Median sale price

Median price

\$2,418,000

Property Type

House

Suburb

Hawthorn East

Period - From

26/08/2023

to

25/08/2024

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	3 Campbell Gr HAWTHORN EAST 3123	\$2,100,000	17/04/2024
2			
3			

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:

26/08/2024 09:56



3 2 2

Property Type: House (Res)
Land Size: Approx 273 sqm approx
Agent Comments

Indicative Selling Price
\$2,050,000
Median House Price
26/08/2023 - 25/08/2024: \$2,418,000

Comparable Properties



3 Campbell Gr HAWTHORN EAST 3123 (VG) **Agent Comments**

3 - -

Price: \$2,100,000
Method: Sale
Date: 17/04/2024
Property Type: House - Attached House N.E.C.
Land Size: 302 sqm approx

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.