

# 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

33 Broomfield Road, 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)

Single price

\$2,230,000

### Median sale price

Median price

\$2,400,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/10/2023

to

30/09/2024

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	9 Invermay Gr HAWTHORN EAST 3123	\$2,300,000	26/10/2024
2	1 Stanhope Gr CAMBERWELL 3124	\$2,050,000	26/10/2024
3	5 Victoria Rd HAWTHORN EAST 3123	\$2,162,000	24/08/2024

**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:

02/12/2024 11:36

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**Indicative Selling Price**  
\$2,230,000

**Median House Price**

Year ending September 2024: \$2,400,000



 3    2    2

**Property Type:** House (Res)  
**Agent Comments**

## Comparable Properties



**9 Invermay Gr HAWTHORN EAST 3123 (REI)**

**Agent Comments**

 4    3    1

**Price:** \$2,300,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)



**1 Stanhope Gr CAMBERWELL 3124 (REI)**

**Agent Comments**

 4    2    4

**Price:** \$2,050,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx



**5 Victoria Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

 4    2    1

**Price:** \$2,162,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** House (Res)  
**Land Size:** 401 sqm approx

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199