

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 TARA 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 & \$1,600,000

Median sale price

Median price \$2,275,000 Property type House Suburb HAWTHORN EAST

Period - From 01 October 2020 to 30 September 2021 Source 

Comparable property sales

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
32 ATKINS ST, KEW, VIC 3101	\$1,600,000	17/11/2021
15 CARNARVON ST, HAWTHORN EAST, VIC 3123	\$1,520,000	20/10/2021
26 BAYVIEW AVE, HAWTHORN EAST, VIC 3123	\$1,550,000	18/06/2021

This Statement of Information was prepared on: 11/12/2021