

# 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

2/143 Victoria Road, Hawthorn East Vic 3123

### Indicative selling price

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

Single price \$495,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn East

Period - From 08/04/2023

to 07/04/2024

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	4/137 Victoria Rd HAWTHORN EAST 3123	\$585,000	29/11/2023
2	7/137 Victoria Rd HAWTHORN EAST 3123	\$570,000	04/11/2023
3	4/36 Mayston St HAWTHORN EAST 3123	\$565,000	10/01/2024

**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:

08/04/2024 12:14



 2    1    1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties



**4/137 Victoria Rd HAWTHORN EAST 3123**  
(REI/VG)

[Agent Comments](#)

 2    1    1

**Price:** \$585,000  
**Method:** Sold Before Auction  
**Date:** 29/11/2023  
**Property Type:** Apartment



**7/137 Victoria Rd HAWTHORN EAST 3123**  
(REI/VG)

[Agent Comments](#)

 2    1    1

**Price:** \$570,000  
**Method:** Auction Sale  
**Date:** 04/11/2023  
**Property Type:** House (Res)



**4/36 Mayston St HAWTHORN EAST 3123**  
(REI/VG)

[Agent Comments](#)

 2    1    1

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 10/01/2024  
**Property Type:** Unit