Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3 Broomfield Road, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,350,000	&	\$1,485,000
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Median sale price

Median price	\$2,301,000	Pro	perty Type	House		Suburb	Hawthorn East
Period - From	01/07/2020	to	30/09/2020		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

7,01	aress of comparable property	1 1100	Date of Sale
1	7 Carnarvon St HAWTHORN EAST 3123	\$1,562,000	09/08/2020
2	24 Station St HAWTHORN EAST 3123	\$1,445,000	06/11/2020
3	1 Kooyong Cl HAWTHORN EAST 3123	\$1,372,000	04/12/2020

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:	09/12/2020 17:06



Date of sale

RT Edgar

Rachael Fabbro 03 8888 2000 0412 547 690 rfabbro@rtedgar.com.au

Indicative Selling Price \$1,350,000 - \$1,485,000 **Median House Price**

September quarter 2020: \$2,301,000

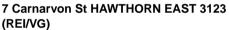


Property Type: Townhouse (Res) Land Size: 183 sqm approx

Agent Comments 2 living rooms, garage



Comparable Properties



-3







Price: \$1,562,000 Method: Private Sale Date: 09/08/2020 Property Type: House Land Size: 229 sqm approx



24 Station St HAWTHORN EAST 3123 (REI)

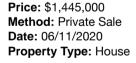
1 3



Agent Comments

Agent Comments

Agent Comments





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Price: \$1,372,000

Method: Sold Before Auction

Date: 04/12/2020 Property Type: House

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



