

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

3 Broomfield Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$2,301,000

Property 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	Price	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 CI 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

3 Broomfield Road, Hawthorn East Vic 3123

RT Edgar

Rachael Fabbro

03 8888 2000

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rfabbro@rtedgar.com.au

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

September quarter 2020: \$2,301,000



 3  2  1

Rooms: study

Property Type: Townhouse (Res)

Land Size: 183 sqm approx

Agent Comments

2 living rooms, garage

Comparable Properties



7 Carnarvon St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 3  1  -

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)

Agent Comments

 3  2  1

Price: \$1,445,000

Method: Private Sale

Date: 06/11/2020

Property Type: House



1 Kooyong CI HAWTHORN EAST 3123 (REI)

Agent Comments

 3  2  1

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.