

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 4/4 Brookfield Court, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$598,000 Property Type Unit Suburb Hawthorn East

Period - From 23/01/2023 to 22/01/2024 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	2/2 Brookfield Ct HAWTHORN EAST 3123	\$406,500	08/09/2023
2	12/76a Campbell Rd HAWTHORN EAST 3123	\$385,000	18/01/2024
3	407/12 Albert St HAWTHORN EAST 3123	\$330,000	09/08/2023

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: 23/01/2024 13:05



Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/2 Brookfield Ct HAWTHORN EAST 3123 (REI/VG)

Agent Comments

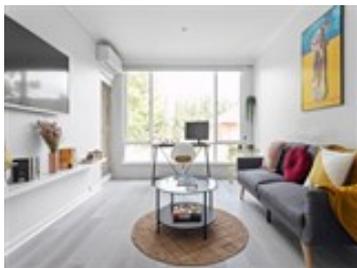


Price: \$406,500

Method: Private Sale

Date: 08/09/2023

Property Type: Apartment



12/76a Campbell Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 18/01/2024

Property Type: Apartment



407/12 Albert St HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$330,000

Method: Sale

Date: 09/08/2023

Property Type: Strata Unit/Flat