

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

16 KAIKOURA AVENUE, HAWTHORN East  3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$1,800,000 to \$1,980,000**

Provided by: Brad Cooper , Ray White Balwyn

MEDIAN SALE PRICE



HAWTHORN EAST, VIC, 3123

Suburb Median Sale Price (House)

\$2,450,000

01 October 2022 to 30 September 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.

61 SEYMOUR GR, CAMBERWELL, VIC 3124  3  2  2

Sale Price

\$1,930,000

Sale Date: 20/07/2023

Distance from Property: 1.7km

2/2 HIGH RD, CAMBERWELL, VIC 3124  3  2  2

Sale Price

\$1,888,000

Sale Date: 20/04/2023

Distance from Property: 1.2km

16A KAIKOURA AVE, HAWTHORN EAST, VIC  4  3  2

Sale Price

****\$2,105,000**

Sale Date: 03/08/2023

Distance from Property: 7m

This report has been compiled on 05/10/2023 by Ray White Balwyn. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

16 KAIKOURA AVENUE, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Price Range:

\$1,800,000 to \$1,980,000

Median sale price

Median price

\$2,450,000

Property type

House

Suburb

HAWTHORN EAST

Period

01 October 2022 to 30 September 2023

Source

pricefinder

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

61 SEYMOUR GR, CAMBERWELL, VIC 3124	\$1,930,000	20/07/2023
2/2 HIGH RD, CAMBERWELL, VIC 3124	\$1,888,000	20/04/2023
16A KAIKOURA AVE, HAWTHORN EAST, VIC 3123	**\$2,105,000	03/08/2023

This Statement of Information was prepared on:

05/10/2023