

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

7/2 Brookfield Court, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$637,500

Property Type

Unit

Suburb

Hawthorn East

Period - From

28/02/2021

to

27/02/2022

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	2/20 Denmark Hill Rd HAWTHORN EAST 3123	\$428,500	08/12/2021
2	13/20 Denmark Hill Rd HAWTHORN EAST 3123	\$415,000	22/10/2021
3	101/38 Harold St HAWTHORN EAST 3123	\$400,000	14/12/2021

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:

28/02/2022 20:53



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
28/02/2021 - 27/02/2022: \$637,500

Comparable Properties



2/20 Denmark Hill Rd HAWTHORN EAST 3123 (REI) **Agent Comments**

 1  1  -

Price: \$428,500
Method: Sold Before Auction
Date: 08/12/2021
Property Type: Unit



13/20 Denmark Hill Rd HAWTHORN EAST 3123 (VG) **Agent Comments**

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Price: \$415,000
Method: Sale
Date: 22/10/2021
Property Type: Strata Unit/Flat



101/38 Harold St HAWTHORN EAST 3123 (VG) **Agent Comments**

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Price: \$400,000
Method: Sale
Date: 14/12/2021
Property Type: Strata Unit/Flat

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