## 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

33A Broomfield Road, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,200,000		&		\$1,320,000				
Median sale price									
Median price	\$2,400,000	Pro	Property Type Ho		louse		Suburb	Hawthorn East	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	27 Loch St HAWTHORN EAST 3123	\$1,321,000	12/11/2024
2	8 Mayston St HAWTHORN EAST 3123	\$1,350,000	23/10/2024
3	2 Carrington Av HAWTHORN EAST 3123	\$1,280,000	21/09/2024

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:

22/11/2024 09:36



### woodards 🚾





**Property Type:** Agent Comments Chris Gillon 03 9805 1111 0407 409 227 cgillon@woodards.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price Year ending September 2024: \$2,400,000

# **Comparable Properties**

27 Loch St HAWTHORN EAST 3123 (REI) 2 1 2 - Price: \$1,321,000 Method: Private Sale Date: 12/11/2024 Property Type: House	Agent Comments
8 Mayston St HAWTHORN EAST 3123 (REI) 2 1 2 1 Price: \$1,350,000 Method: Sold Before Auction Date: 23/10/2024 Property Type: House (Res)	Agent Comments
2 Carrington Av HAWTHORN EAST 3123 (REI/VG) 2 1 2 2 Price: \$1,280,000 Method: Auction Sale Date: 21/09/2024 Property Type: House (Res) Land Size: 278 sqm approx	Agent Comments

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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