

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$2,400,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2023 to 30/09/2024 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	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

Chris Gillon  
03 9805 1111  
0407 409 227  
cgillon@woodards.com.au



**Property Type:**  
Agent Comments

**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)**

Agent Comments



**Price:** \$1,321,000  
**Method:** Private Sale  
**Date:** 12/11/2024  
**Property Type:** House



**8 Mayston St HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 23/10/2024  
**Property Type:** House (Res)



**2 Carrington Av HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 278 sqm approx

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