

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

8 Broomfield Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,360,000

Property Type House

Suburb Hawthorn East

Period - From 01/10/2021

to

31/12/2021

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	20 Stewart St HAWTHORN EAST 3123	\$2,225,000	30/10/2021
2	286 Riversdale Rd HAWTHORN EAST 3123	\$2,105,000	22/10/2021
3	19 Caroline St HAWTHORN EAST 3123	\$2,065,000	26/08/2021

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:

18/02/2022 14:31



3 1 3

Property Type: House

Land Size: 370 sqm approx

Agent Comments

studio/ home office/ bedroom 4

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

December quarter 2021: \$2,360,000

Comparable Properties



20 Stewart St HAWTHORN EAST 3123
(REI/VG)

Agent Comments

3 1 1

Price: \$2,225,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House

Land Size: 355 sqm approx



286 Riversdale Rd HAWTHORN EAST 3123
(REI/VG)

Agent Comments

4 3 3

Price: \$2,105,000

Method: Private Sale

Date: 22/10/2021

Property Type: House

Land Size: 563 sqm approx



19 Caroline St HAWTHORN EAST 3123
(REI/VG)

Agent Comments

3 1 2

Price: \$2,065,000

Method: Sold Before Auction

Date: 26/08/2021

Property Type: House

Land Size: 357 sqm approx