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	

Indicative selling price

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

Range between	\$2,200,000	&	\$2,400,000
	+-,,,		+ =,:::,:::

Median sale price

Median price	\$2,570,000	Pro	perty Type	House		Suburb	Hawthorn East
Period - From	01/07/2023	to	30/09/2023		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	41 Martin Rd GLEN IRIS 3146	\$2,260,000	30/10/2023
2	424 Tooronga Rd HAWTHORN EAST 3123	\$2,251,000	25/11/2023
3	456 Tooronga Rd HAWTHORN EAST 3123	\$2,130,000	08/09/2023

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:	13/12/2023 17:04













Rooms: 6

Property Type: House

Land Size: 715.925 sqm approx

Agent Comments

Indicative Selling Price \$2,200,000 - \$2,400,000 **Median House Price**

September quarter 2023: \$2,570,000

Comparable Properties



41 Martin Rd GLEN IRIS 3146 (REI)





Price: \$2,260,000 Method: Private Sale Date: 30/10/2023 Property Type: House Land Size: 747 sqm approx **Agent Comments**

424 Tooronga Rd HAWTHORN EAST 3123

(REI)





Price: \$2,251,000 Method: Auction Sale

Date: 25/11/2023 Property Type: House (Res)

Land Size: 711 sqm approx

Agent Comments

456 Tooronga Rd HAWTHORN EAST 3123

(REI)

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Price: \$2,130,000

Method: Sold Before Auction

Date: 08/09/2023

Property Type: House (Res)

Agent Comments

Account - Walsh Cairnes Kew | P: 03 98174401 | F: 03 9816 9171





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