

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

148 Victoria Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$2,400,000

&

\$2,640,000

Median sale price

Median price

\$2,505,000

Property Type

House

Suburb

Hawthorn East

Period - From

27/10/2022

to

26/10/2023

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	392 Auburn Rd HAWTHORN 3122	\$2,750,000	21/10/2023
2	39 Maling Rd CANTERBURY 3126	\$2,700,000	14/08/2023
3	14 Oxley Rd HAWTHORN 3122	\$2,670,000	19/08/2023

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:

27/10/2023 16:20

148 Victoria Road, Hawthorn East Vic 3123

A—Z

Colby Maddocks
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3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,640,000
Median House Price
27/10/2022 - 26/10/2023: \$2,505,000

Comparable Properties



392 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

4 2 4

Price: \$2,750,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 695 sqm approx



39 Maling Rd CANTERBURY 3126 (REI)

Agent Comments

3 2 2

Price: \$2,700,000
Method: Sold Before Auction
Date: 14/08/2023
Property Type: House (Res)
Land Size: 620 sqm approx



14 Oxley Rd HAWTHORN 3122 (REI)

Agent Comments

4 2 2

Price: \$2,670,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 542 sqm approx

Account - A-Z Real Estate Agency | P: 03 9815 1124



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