

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

26b Mowbray Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,580,000 & \$1,700,000

Median sale price

Median price \$3,410,500 Property Type House Suburb Hawthorn East

Period - From 01/07/2022 to 30/09/2022 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	1/25 Park Rd GLEN IRIS 3146	\$1,800,000	14/05/2022
2	1/13 Gardiner Pde GLEN IRIS 3146	\$1,700,000	02/08/2022
3	1/4 Kembla St HAWTHORN 3122	\$1,580,000	22/10/2022

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:

10/11/2022 15:37



 3  2  2

Property Type: House
Land Size: 599 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,700,000
Median House Price
September quarter 2022: \$3,410,500

Comparable Properties



1/25 Park Rd GLEN IRIS 3146 (REI/VG)

 3  2  2

Price: \$1,800,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)

Agent Comments

Has own street frontage Double storey with heated pool



1/13 Gardiner Pde GLEN IRIS 3146 (VG)

 4  -  -

Price: \$1,700,000
Method: Sale
Date: 02/08/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Also one of two in the block double storey



1/4 Kembla St HAWTHORN 3122 (REI)

 3  2  3

Price: \$1,580,000
Method: Private Sale
Date: 22/10/2022
Property Type: House

Agent Comments

Scotch Hill location bathroom/kitchen in original location