

## 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

15 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,521,500

Property type

House

Suburb

Hawthorn East

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

### 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 6 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

25 KAIKOURA AVENUE HAWTHORN EAST VIC 3123	\$2,150,000	13-Sep-21
821 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$2,195,000	09-Oct-21
740 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$2,175,000	19-Mar-22

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 6 months.

This Statement of Information was prepared on: 19 June 2023

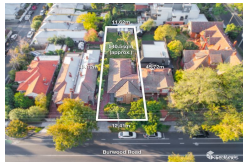


**25 KAIKOURA AVENUE  
HAWTHORN EAST VIC 3123**

 4  1  2

Sold Price **\$2,150,000** Sold Date **13-Sep-21**

Distance **1.82km**



**821 BURWOOD ROAD HAWTHORN  
EAST VIC 3123**

 3  1  3

Sold Price **\$2,195,000** Sold Date **09-Oct-21**

Distance **1.09km**



**740 BURWOOD ROAD  
HAWTHORN EAST VIC 3123**

 2  3  3

Sold Price **\$2,175,000** Sold Date **19-Mar-22**

Distance **0.97km**



**19A AIREDALE AVENUE  
HAWTHORN EAST VIC 3123**

 3  1  -

Sold Price **\$1,900,000** Sold Date **27-Nov-22**

Distance **0.76km**



**56 VICTORIA ROAD HAWTHORN  
EAST VIC 3123**

 5  2  1

Sold Price **\$1,815,000** Sold Date **07-Dec-22**

Distance **0.97km**

RS = Recent sale UN = Undisclosed Sale

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