

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

69 The Boulevard, Hawthorn Vic 3122

Indicative selling price

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

Range between \$3,700,000

&

\$4,000,000

Median sale price

Median price \$2,775,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2021

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	7 Urquhart St HAWTHORN 3122	\$4,250,000	24/10/2022
2	20 The Boulevard HAWTHORN 3122	\$4,020,000	13/09/2022
3	17 Hastings Rd HAWTHORN EAST 3123	\$3,740,000	10/06/2022

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:

09/12/2022 13:06



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Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
 \$3,700,000 - \$4,000,000
Median House Price
 Year ending September 2022: \$2,775,000

Comparable Properties

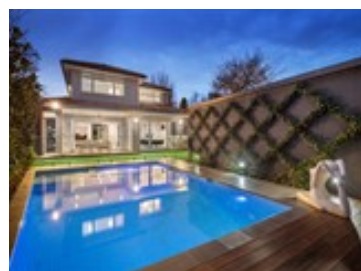


7 Urquhart St HAWTHORN 3122 (REI)

Agent Comments

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 3

Price: \$4,250,000
Method: Sold Before Auction
Date: 24/10/2022
Property Type: House (Res)
Land Size: 706 sqm approx



20 The Boulevard HAWTHORN 3122 (REI)

Agent Comments

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Price: \$4,020,000
Method: Sold Before Auction
Date: 13/09/2022
Property Type: House (Res)
Land Size: 666 sqm approx



17 Hastings Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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 2

Price: \$3,740,000
Method: Private Sale
Date: 10/06/2022
Property Type: House
Land Size: 650 sqm approx