

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 4/99 Pleasant Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,115,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2024 to 31/12/2024 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	6/11 Mowbray St HAWTHORN EAST 3123	\$2,602,000	21/12/2024
2	31 Invermay Gr HAWTHORN EAST 3123	\$2,347,500	12/02/2025
3			

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: 24/02/2025 14:36

4/99 Pleasant Road, Hawthorn East Vic 3123

Tim Heavyside
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tim@heavyside.co



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

December quarter 2024: \$2,115,000

Comparable Properties

6/11 Mowbray St HAWTHORN EAST 3123 (REI)

Agent Comments

- - -

Price: \$2,602,000

Method:

Date: 21/12/2024

Property Type: House



31 Invermay Gr HAWTHORN EAST 3123 (REI)

Agent Comments

4 3 2

Price: \$2,347,500

Method: Auction Sale

Date: 12/02/2025

Property Type: House (Res)

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.

Account - Heavyside



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