

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

1a Brookfield Court, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,600,000 & \$2,860,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Hawthorn East

Period - From 01/03/2021 to 28/02/2022 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	21 Hastings Rd HAWTHORN EAST 3123	\$2,795,000	01/12/2021
2	41 Invermay Gr HAWTHORN EAST 3123	\$2,750,000	29/10/2021
3	32 Mayston St HAWTHORN EAST 3123	\$2,590,000	16/10/2021

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: 01/03/2022 15:40

Greg Bowring

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Indicative Selling Price

\$2,600,000 - \$2,860,000

Median House Price

01/03/2021 - 28/02/2022: \$2,450,000



 4  5  2

Rooms: 5

Property Type: House (Res)

Land Size: 575 sqm approx

Agent Comments

Comparable Properties



21 Hastings Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,795,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: House (Res)

Land Size: 494 sqm approx



41 Invermay Gr HAWTHORN EAST 3123 (VG)

Agent Comments

 4  -  -

Price: \$2,750,000

Method: Sale

Date: 29/10/2021

Property Type: House (Res)

Land Size: 442 sqm approx



32 Mayston St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 4  1  3

Price: \$2,590,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 515 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199