

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

42 Invermay Grove, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$2,050,000

Median sale price

Median price

\$2,400,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/10/2023

to

30/09/2024

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	33 Broomfield Rd HAWTHORN EAST 3123	\$2,115,000	11/12/2024
2	73 Pleasant Rd HAWTHORN EAST 3123	\$2,040,000	09/11/2024
3	1/2 Hastings Rd HAWTHORN EAST 3123	\$1,950,000	04/09/2024

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:

16/12/2024 07:48

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Indicative Selling Price

\$2,050,000

Median House Price

Year ending September 2024: \$2,400,000



 3  2  2

Rooms: 6

Property Type: House

Agent Comments

Comparable Properties



33 Broomfield Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 3  2  2

Price: \$2,115,000

Method: Private Sale

Date: 11/12/2024

Property Type: House



73 Pleasant Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 3  2  2

Price: \$2,040,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 414 sqm approx



1/2 Hastings Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,950,000

Method: Private Sale

Date: 04/09/2024

Property Type: House

Land Size: 273 sqm approx

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