Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	42 Invermay Grove, Hawthorn East Vic 3123
Including suburb and	
postcode	

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	Pro	operty Type Ho	use	Subur	b Hawthorn East
Period - From 01/10/2023	to	30/09/2024	Sou	ırce 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

Address of comparable property		1 1100	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



Date of sale

woodards **w**

Chris Gillon 03 9805 1111 0407 409 227 cgillon@woodards.com.au

Indicative Selling Price \$2,050,000 **Median House Price**

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

Agent Comments

Agent Comments

Agent Comments



Property Type: House **Agent Comments**



Comparable Properties

33 Broomfield Rd HAWTHORN EAST 3123 (REI)

Price: \$2,115,000 Method: Private Sale Date: 11/12/2024

Property Type: House

73 Pleasant Rd HAWTHORN EAST 3123 (REI)





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)

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.