

# 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

2 Ardene Court, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,265,000

### Median sale price

Median price \$2,430,000

Property Type House

Suburb Hawthorn

Period - From 01/04/2022

to

31/03/2023

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	15 Moir St HAWTHORN 3122	\$1,215,000	06/02/2023
2	7 Mount Ida Av HAWTHORN EAST 3123	\$1,295,000	03/12/2022
3	2/181 Barkers Rd KEW 3101	\$1,325,000	25/03/2023

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:

03/05/2023 10:44



2   
 1   
 2

**Property Type:** House  
**Land Size:** 282 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,150,000 - \$1,265,000  
**Median House Price**  
 Year ending March 2023: \$2,430,000

## Comparable Properties



**15 Moir St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2   
 1   
 -  
**Price:** \$1,215,000  
**Method:** Sold Before Auction  
**Date:** 06/02/2023  
**Property Type:** House (Res)  
**Land Size:** 157 sqm approx



**7 Mount Ida Av HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

2   
 1   
 4  
**Price:** \$1,295,000  
**Method:** Private Sale  
**Date:** 03/12/2022  
**Property Type:** House  
**Land Size:** 325 sqm approx



**2/181 Barkers Rd KEW 3101 (REI)**

**Agent Comments**

3   
 2   
 2  
**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)

**Account - Thomson** | P: 03 95098244 | F: 95009693