### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2 Ardene Court, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betwee	\$1,150,000		&		\$1,265,000			
Median sale p	rice							
Median price	\$2,430,000	Pro	operty Type	Hou	ISE		Suburb	Hawthorn
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ade	dress 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



# Thomson:





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)





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

Agent Comments

Agent Comments



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



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



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

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



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