

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

12 Through Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$2,338,000

Property Type House

Suburb Hawthorn

Period - From 01/04/2023

to

30/06/2023

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	26 Hastings Rd HAWTHORN EAST 3123	\$1,660,000	05/04/2023
2	39 Roseberry St HAWTHORN EAST 3123	\$1,635,000	03/08/2023
3	50 Harts Pde HAWTHORN EAST 3123	\$1,552,500	06/05/2023

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:

07/09/2023 15:35



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

June quarter 2023: \$2,338,000

Comparable Properties



26 Hastings Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,660,000

Method: Private Sale

Date: 05/04/2023

Property Type: House

Land Size: 267 sqm approx



39 Roseberry St HAWTHORN EAST 3123 (REI) Agent Comments

 2  2  1

Price: \$1,635,000

Method: Expression of Interest

Date: 03/08/2023

Property Type: House (Res)



50 Harts Pde HAWTHORN EAST 3123 (REI/VG) Agent Comments

 2  2  2

Price: \$1,552,500

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 271 sqm approx

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