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 | 7 Serle Lane, Hawthorn Vic 3122 |
|----------------------|---------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$1,250,000 & \$1,375,000 | Range between | \$1,250,000 | & | \$1,375,000 |
|---|---------------|-------------|---|-------------|
|---|---------------|-------------|---|-------------|

Median sale price

| Median price | \$610,000 | Pro | perty Type | Jnit | | Suburb | Hawthorn |
|---------------|------------|-----|------------|------|-------|--------|----------|
| Period - From | 01/01/2022 | to | 31/12/2022 | s | ource | 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

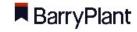
| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1 | 31 Malmsbury St HAWTHORN 3122 | \$1,280,000 | 05/11/2022 |
| 2 | 3/456 Barkers Rd HAWTHORN EAST 3123 | \$1,400,000 | 24/02/2023 |
| 3 | 6 Serle La HAWTHORN 3122 | \$1,400,000 | 07/02/2023 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 22/03/2023 15:49 |
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Property Type:Agent Comments

Indicative Selling Price \$1,250,000 - \$1,375,000 Median Unit Price Year ending December 2022: \$610,000

Comparable Properties

31 Malmsbury St HAWTHORN 3122 (REI)

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Price: \$1,280,000 Method: Date: 05/11/2022

Property Type: Townhouse (Single)

Agent Comments



3/456 Barkers Rd HAWTHORN EAST 3123

(REI)

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Price: \$1,400,000 Method: Private Sale Date: 24/02/2023 Property Type: House **Agent Comments**



6 Serle La HAWTHORN 3122 (REI)

└─ 3 **└─** 2 **┌** 2

Price: \$1,400,000 Method: Private Sale Date: 07/02/2023

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9803 0400



