

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

7 Serle Lane, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2022

to

31/12/2022

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	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 comparable properties 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



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)

Agent Comments



Price: \$1,280,000

Method:

Date: 05/11/2022

Property Type: Townhouse (Single)



3/456 Barkers Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 24/02/2023

Property Type: House



6 Serle La HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 07/02/2023

Property Type: Townhouse (Res)