

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

503/38 Harold Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/10/2021

to

31/12/2021

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	301/1 Porter St HAWTHORN EAST 3123	\$590,000	24/09/2021
2	810/377 Burwood Rd HAWTHORN 3122	\$570,000	01/02/2022
3	102/25 Lynch St HAWTHORN 3122	\$560,000	05/03/2022

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:

10/03/2022 10:34



 2  1  1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 2706 sqm approx
Agent Comments

Indicative Selling Price

\$595,000

Median Unit Price

December quarter 2021: \$675,000

Comparable Properties



301/1 Porter St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  2  1

Price: \$590,000
Method: Private Sale
Date: 24/09/2021
Property Type: Apartment



810/377 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$570,000
Method: Private Sale
Date: 01/02/2022
Property Type: Apartment



102/25 Lynch St HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

Price: \$560,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Apartment