Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	503/38 Harold Street, Hawthorn East Vic 3123
Including suburb and	
postcode	

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	Pro	perty 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

Address of comparable property		1 1100	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



Date of sale











Property Type:

Divorce/Estate/Family Transfers Land Size: 2706 sqm approx

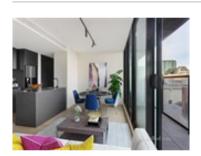
Agent Comments

Indicative Selling Price \$595,000

Median Unit Price

December quarter 2021: \$675,000

Comparable Properties



301/1 Porter St HAWTHORN EAST 3123

(REI/VG) **-**2







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

Property Type: Apartment

Agent Comments









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

Property Type: Apartment

Agent Comments



102/25 Lynch St HAWTHORN 3122 (REI)





Price: \$560.000 Method: Auction Sale Date: 05/03/2022

Property Type: Apartment

Agent Comments

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



