

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 Jaques Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,876,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2023 to 31/03/2023 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	12 St Helens Rd HAWTHORN EAST 3123	\$3,390,000	04/03/2023
2	55 Harcourt St HAWTHORN EAST 3123	\$3,125,000	02/02/2023
3	24 Beaconsfield Rd HAWTHORN EAST 3123	\$3,070,000	25/02/2023

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:

25/04/2023 16:35

7 Jaques Street, Hawthorn East Vic 3123

RT Edgar

Annabelle Feng

8888 2000

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Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

March quarter 2023: \$2,876,000



4 2 0

Property Type: House (Res)

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



12 St Helens Rd HAWTHORN EAST 3123 (REI) Agent Comments

4 2 2

Price: \$3,390,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 700 sqm approx



55 Harcourt St HAWTHORN EAST 3123 (REI) Agent Comments

4 2 2

Price: \$3,125,000

Method: Private Sale

Date: 02/02/2023

Property Type: House

Land Size: 620 sqm approx



24 Beaconsfield Rd HAWTHORN EAST 3123 (REI) Agent Comments

4 2 1

Price: \$3,070,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 641 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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