

# 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

34A Station Street, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$2,025,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/01/2019

to

31/12/2019

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	3/31 Rathmines Rd HAWTHORN EAST 3123	\$1,565,000	07/12/2019
2	27a Harold St HAWTHORN EAST 3123	\$1,501,000	14/12/2019
3	10/456 Barkers Rd HAWTHORN EAST 3123	\$1,350,000	14/12/2019

**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:

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

Year ending December 2019: \$2,025,000



3 3 2

**Property Type:** House (Res)

**Land Size:** 379 sqm approx

Agent Comments

## Comparable Properties



**3/31 Rathmines Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

3 2 2

**Price:** \$1,565,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** House (Res)



**27a Harold St HAWTHORN EAST 3123 (REI)**

Agent Comments

3 2 1

**Price:** \$1,501,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** Townhouse (Res)

**Land Size:** 281 sqm approx



**10/456 Barkers Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

3 3 2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** Townhouse (Res)