

## 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

5/81-83 PLEASANT ROAD 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) (\*Delete single price or range as applicable)

Single Price

\$715,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

3/33 ANDERSON ROAD HAWTHORN EAST VIC 3123	\$720,000	26-Oct-24
1/789-791 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$730,000	16-Aug-24
7/5 AUBURN GROVE HAWTHORN EAST VIC 3123	\$705,000	21-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 08 January 2025



**3/33 ANDERSON ROAD  
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$720,000** Sold Date **26-Oct-24**

Distance **0.77km**



**1/789-791 BURWOOD ROAD  
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$730,000** Sold Date **16-Aug-24**

Distance **1.14km**



**7/5 AUBURN GROVE HAWTHORN  
EAST VIC 3123**

2 1 2

Sold Price **\$705,000** Sold Date **21-Sep-24**

Distance **1.27km**

RS = Recent sale      UN = Undisclosed Sale

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