

# 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

1a Heather Court, Hawthorn Vic 3122

### Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

### Median sale price

Median price \$2,338,000

Property Type House

Suburb Hawthorn

Period - From 01/04/2023

to

30/06/2023

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	3a Trumper St CAMBERWELL 3124	\$2,250,000	28/02/2023
2	1c Middle Rd CAMBERWELL 3124	\$2,205,000	25/05/2023
3	4/597 Burke Rd CAMBERWELL 3124	\$1,960,000	21/06/2023

**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:

09/08/2023 10:11



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**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

June quarter 2023: \$2,338,000

## Comparable Properties

**3a Trumper St CAMBERWELL 3124 (REI/VG)**

Agent Comments

4   
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 4

**Price:** \$2,250,000

**Method:** Sold Before Auction

**Date:** 28/02/2023

**Property Type:** Townhouse (Res)

**Land Size:** 402 sqm approx

**1c Middle Rd CAMBERWELL 3124 (VG)**

Agent Comments

3   
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**Price:** \$2,205,000

**Method:** Sale

**Date:** 25/05/2023

**Property Type:** Flat/Unit/Apartment (Res)



**4/597 Burke Rd CAMBERWELL 3124 (REI)**

Agent Comments

4   
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**Price:** \$1,960,000

**Method:** Private Sale

**Date:** 21/06/2023

**Property Type:** Townhouse (Single)

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