

# 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

19/64 Anderson 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)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2021 to 31/03/2022 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	503/38 Harold St HAWTHORN EAST 3123	\$580,000	28/04/2022
2	10/50 Leura Gr HAWTHORN EAST 3123	\$583,000	28/04/2022
3	6/20 Mayston St HAWTHORN EAST 3123	\$590,000	09/04/2022

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:

09/06/2022 10:16

19/64 Anderson Road, Hawthorn East Vic 3123

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

Year ending March 2022: \$645,000



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**503/38 Harold St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 28/04/2022

**Property Type:** Apartment



**10/50 Leura Gr HAWTHORN EAST 3123 (REI)**

Agent Comments

2 1 1

**Price:** \$583,000

**Method:** Private Sale

**Date:** 28/04/2022

**Property Type:** Apartment



**6/20 Mayston St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$590,000

**Method:** Auction Sale

**Date:** 09/04/2022

**Property Type:** Unit

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525