

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

7/99 PLEASANT ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2024

to

30 Apr 2025

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

8/99 PLEASANT ROAD HAWTHORN EAST VIC 3123	\$2,200,000	03-Apr-25
4/99 PLEASANT ROAD HAWTHORN EAST VIC 3123	\$2,150,000	19-Apr-25

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: 07 May 2025



**8/99 PLEASANT ROAD
HAWTHORN EAST VIC 3123**

 4  4  2

Sold Price ^{RS} **\$2,200,000** ^{UN}

Sold Date **03-Apr-25**

Distance **0km**



**4/99 PLEASANT ROAD
HAWTHORN EAST VIC 3123**

 4  3  2

Sold Price ^{RS} **\$2,150,000** ^{UN}

Sold Date **19-Apr-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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