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<br>Including suburb and postcode | 3/75 HAROLD STREET 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 | $420,000 | & | $460,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $682,500 | Property type | Unit | Suburb | Hawthorn East |
| Period-from | 01 Mar 2021 | to | 28 Feb 2022 | 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 |
|---|---|---|
| 6/795 BURWOOD ROAD HAWTHORN EAST VIC 3123 | $453,000 | 19-Jan-22 |
| 13/140 RIVERSDALE ROAD HAWTHORN VIC 3122 | $480,000 | 15-Oct-21 |
| 1/25 ILLAWARRA ROAD HAWTHORN VIC 3122 | $489,000 | 30-Nov-21 |

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: 30 March 2022

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**6/795 BURWOOD ROAD HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **$453,000** Sold Date **19-Jan-22**

Distance **0.55km**

**13/140 RIVERSDALE ROAD HAWTHORN VIC 3122**

2 1 1

Sold Price RS **$480,000** UN Sold Date **15-Oct-21**

Distance **-**

**1/25 ILLAWARRA ROAD HAWTHORN VIC 3122**

2 1 1

Sold Price **$489,000** Sold Date **30-Nov-21**

Distance **-**

**RS** = Recent sale **UN** = Undisclosed Sale

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