

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 69 Fletcher Street, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2020 to 31/12/2020 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	3 Monteath Av HAWTHORN EAST 3123	\$1,600,000	20/02/2021
2	14 Victoria Gr HAWTHORN EAST 3123	\$1,590,000	15/12/2020
3	28 Sercombe Gr HAWTHORN 3122	\$1,580,000	28/11/2020

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.~~

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending December 2020: \$2,300,000



 2  1  1

Property Type: House (Res)

Land Size: 238 sqm approx

Agent Comments

Comparable Properties



3 Monteath Av HAWTHORN EAST 3123 (REI)

Agent Comments

 3  1  1

Price: \$1,600,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 405 sqm approx



14 Victoria Gr HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$1,590,000

Method: Auction Sale

Date: 15/12/2020

Property Type: House (Res)



28 Sercombe Gr HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$1,580,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)