

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

7a Pleasant Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$2,440,000

Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/10/2019

to

30/09/2020

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	51 Broadway CAMBERWELL 3124	\$2,529,000	17/06/2020
2	13-15 Elmie St HAWTHORN 3122	\$2,500,000	20/08/2020
3	44 Fordholm Rd HAWTHORN 3122	\$2,450,000	10/06/2020

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.~~

This Statement of Information was prepared on:

28/10/2020 15:45

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Indicative Selling Price

\$2,440,000

Median House Price

Year ending September 2020: \$2,150,000



4 3 2

Property Type: House

Agent Comments

Comparable Properties



51 Broadway CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 2

Price: \$2,529,000

Method: Auction Sale

Date: 17/06/2020

Property Type: House

Land Size: 462 sqm approx



13-15 Elmie St HAWTHORN 3122 (REI)

Agent Comments

4 2 4

Price: \$2,500,000

Method: Sold Before Auction

Date: 20/08/2020

Property Type: House (Res)

Land Size: 716 sqm approx



44 Fordholm Rd HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 3

Price: \$2,450,000

Method: Private Sale

Date: 10/06/2020

Property Type: House

Land Size: 406 sqm approx