

# 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 37 & 37a St Helens 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 \$3,400,000 & \$3,600,000

### Median sale price

Median price \$2,700,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

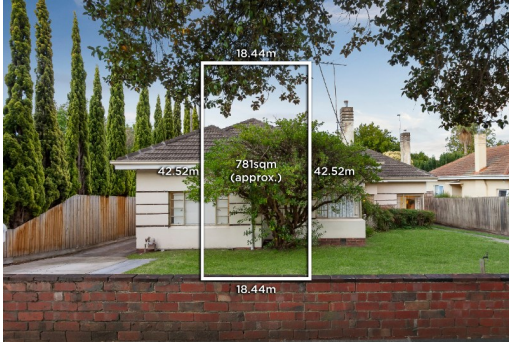
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10 Cochran Av CAMBERWELL 3124	\$3,520,000	04/11/2023
2	64 St Helens Rd HAWTHORN EAST 3123	\$3,800,000	08/12/2023
3	6 Selwood St HAWTHORN EAST 3123	\$3,820,000	24/11/2023

**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: 23/01/2024 14:38



**Property Type:** Flat  
**Land Size:** 777 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,400,000 - \$3,600,000  
**Median House Price**  
Year ending December 2023: \$2,700,000

## Comparable Properties



**10 Cochran Av CAMBERWELL 3124 (REI/VG)** **Agent Comments**



**Price:** \$3,520,000  
**Method:** Auction Sale  
**Date:** 04/11/2023  
**Property Type:** House (Res)  
**Land Size:** 835 sqm approx



**64 St Helens Rd HAWTHORN EAST 3123 (REI)** **Agent Comments**



**Price:** \$3,800,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2023  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**6 Selwood St HAWTHORN EAST 3123 (REI)** **Agent Comments**



**Price:** \$3,820,000  
**Method:** Sold Before Auction  
**Date:** 24/11/2023  
**Property Type:** House (Res)  
**Land Size:** 855 sqm approx

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