

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

4a Station Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

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 | 12 Through St HAWTHORN 3122 | \$1,538,000 | 16/09/2023 |
| 2 | 27 Smart St HAWTHORN 3122 | \$1,490,000 | 26/10/2023 |
| 3 | 445 Tooronga Rd HAWTHORN EAST 3123 | \$1,457,500 | 18/10/2023 |

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:

26/01/2024 13:42



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending December 2023: \$2,700,000

Comparable Properties



12 Through St HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 2

Price: \$1,538,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 316 sqm approx



27 Smart St HAWTHORN 3122 (REI)

Agent Comments

2 1 -

Price: \$1,490,000
Method: Sold Before Auction
Date: 26/10/2023
Property Type: House (Res)



445 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 2

Price: \$1,457,500
Method: Private Sale
Date: 18/10/2023
Property Type: House
Land Size: 370 sqm approx

Account - Marshall White | P: 03 9822 9999