

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

1C Bethune Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$4,200,000

&

\$4,600,000

Median sale price

Median price \$3,410,500

Property Type House

Suburb Hawthorn East

Period - From 01/07/2022

to

30/09/2022

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	28 Bowen St CAMBERWELL 3124	\$4,750,000	01/08/2022
2	540 Burke Rd CAMBERWELL 3124	\$4,600,000	19/10/2022
3	7 Urquhart St HAWTHORN 3122	\$4,250,000	24/10/2022

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:

08/12/2022 08:37



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Property Type: House
Land Size: 743 sqm approx
Agent Comments

Indicative Selling Price

\$4,200,000 - \$4,600,000

Median House Price

September quarter 2022: \$3,410,500

Comparable Properties



28 Bowen St CAMBERWELL 3124 (REI/VG)

Agent Comments

5 4 3

Price: \$4,750,000
Method: Private Sale
Date: 01/08/2022
Property Type: House (Res)
Land Size: 682 sqm approx



540 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments

5 5 4

Price: \$4,600,000
Method: Private Sale
Date: 19/10/2022
Property Type: House



7 Urquhart St HAWTHORN 3122 (REI)

Agent Comments

4 3 3

Price: \$4,250,000
Method: Sold Before Auction
Date: 24/10/2022
Property Type: House (Res)
Land Size: 706 sqm approx

Account - Marshall White | P: 03 9822 9999