

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

10 Hastings Road, Hawthorn East Vic 3123
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Indicative selling price

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

Range between

\$1,700,000

 &

\$1,850,000

Median sale price

Median price

\$2,615,000

 Property Type

House

 Suburb

Hawthorn East

Period - From

08/08/2022

 to

07/08/2023

 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	18 Rathmines Rd HAWTHORN EAST 3123	\$1,830,000	27/05/2023
2	527 Tooronga Rd HAWTHORN EAST 3123	\$1,750,000	25/03/2023
3	59 Haines St HAWTHORN 3122	\$1,700,000	22/03/2023

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:

08/08/2023 14:18
