

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

105 Victoria Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$1,500,000

 &

\$1,600,000

Median sale price

Median price

\$2,677,500

 Property Type

House

 Suburb

Hawthorn East

Period - From

01/07/2022

 to

30/06/2023

 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	5/1B Abercrombie St DEEPDENE 3103	\$1,662,000	08/03/2023
2	11 Fletcher St HAWTHORN EAST 3123	\$1,610,000	05/08/2023
3	1/69 Parkhill Rd KEW 3101	\$1,507,500	26/07/2023

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:

07/09/2023 17:47

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3 3 1

Property Type: Townhouse (Res)

Land Size: 186 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending June 2023: \$2,677,500

Comparable Properties



5/1B Abercrombie St DEEPDENE 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,662,000

Method: Private Sale

Date: 08/03/2023

Property Type: Townhouse (Single)



11 Fletcher St HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$1,610,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)



1/69 Parkhill Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,507,500

Method: Private Sale

Date: 26/07/2023

Property Type: House