

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

12 Heather Court, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

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	387 Burke Rd GLEN IRIS 3146	\$2,010,000	09/11/2023
2	352 Burke Rd GLEN IRIS 3146	\$2,000,000	23/10/2023
3	4 St Helens Rd HAWTHORN EAST 3123	\$1,890,000	17/02/2024

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:

02/04/2024 16:31



Rooms: 6

Property Type: House (Res)

Land Size: 514 sqm approx

Agent Comments

Comparable Properties



387 Burke Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,010,000

Method: Private Sale

Date: 09/11/2023

Property Type: House

Land Size: 627 sqm approx



352 Burke Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,000,000

Method: Sold Before Auction

Date: 23/10/2023

Property Type: House (Res)

Land Size: 780 sqm approx



4 St Helens Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,890,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 428 sqm approx