

# 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

138 Victoria Road, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,900,000 & \$3,150,000

### 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	5 Angle Rd DEEPDENE 3103	\$3,050,000	01/08/2023
2	148 Victoria Rd HAWTHORN EAST 3123	\$3,000,000	02/11/2023
3	19 Loch St CAMBERWELL 3124	\$2,850,000	25/10/2023

**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: 31/01/2024 17:59

Yili Ma  
03 98181888  
0412938115  
yili.ma@belleproperty.com



4   3   2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 708 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,900,000 - \$3,150,000  
**Median House Price**  
Year ending December 2023: \$2,700,000

## Comparable Properties



**5 Angle Rd DEEPDENE 3103 (REI/VG)**

**Agent Comments**

5   2   2

**Price:** \$3,050,000  
**Method:** Private Sale  
**Date:** 01/08/2023  
**Property Type:** House  
**Land Size:** 566 sqm approx



**148 Victoria Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

3   2   2

**Price:** \$3,000,000  
**Method:** Sold Before Auction  
**Date:** 02/11/2023  
**Property Type:** House  
**Land Size:** 650 sqm approx



**19 Loch St CAMBERWELL 3124 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** House

**Account - Belle Property Glen Iris | P: 03 98181888**