

# 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

14 Stanley Avenue, 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 & \$3,190,000

### 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	182 Rathmines Rd HAWTHORN EAST 3123	\$3,255,000	23/11/2023
2	31 Lingwell Rd HAWTHORN EAST 3123	\$3,030,000	18/10/2023
3	30 York St HAWTHORN 3122	\$2,900,000	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:

19/03/2024 14:45

14 Stanley Avenue, Hawthorn East Vic 3123



**Property Type:** House (Res)  
**Land Size:** 363 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,900,000 - \$3,190,000  
**Median House Price**  
Year ending December 2023: \$2,700,000

## Comparable Properties



**182 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**



**Price:** \$3,255,000  
**Method:** Sold Before Auction  
**Date:** 23/11/2023  
**Property Type:** House (Res)  
**Land Size:** 403 sqm approx



**31 Lingwell Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**



**Price:** \$3,030,000  
**Method:** Sold Before Auction  
**Date:** 18/10/2023  
**Property Type:** House (Res)  
**Land Size:** 522 sqm approx



**30 York St HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$2,900,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 276 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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