

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

15 Cole Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$3,100,000 & \$3,400,000

Median sale price

Median price \$2,570,000 Property Type House Suburb Hawthorn East

Period - From 12/04/2023 to 11/04/2024 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	32 Mount Ida Av HAWTHORN EAST 3123	\$3,446,000	17/02/2024
2	16 Broadway CAMBERWELL 3124	\$3,400,000	21/10/2023
3	138 Victoria Rd HAWTHORN EAST 3123	\$3,400,000	02/03/2024

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.~~

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Indicative Selling Price

\$3,100,000 - \$3,400,000

Median House Price

12/04/2023 - 11/04/2024: \$2,570,000



 4  3  2

Property Type: House

Land Size: 642 sqm approx

Agent Comments

Comparable Properties



32 Mount Ida Av HAWTHORN EAST 3123 (REI) Agent Comments

 5  2  2

Price: \$3,446,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 591 sqm approx



16 Broadway CAMBERWELL 3124 (REI/VG) Agent Comments

 4  2  3

Price: \$3,400,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 568 sqm approx



138 Victoria Rd HAWTHORN EAST 3123 (REI) Agent Comments

 4  3  2

Price: \$3,400,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 708 sqm approx

Account - A-Z Real Estate Agency | P: 03 9815 1124