

# 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

|  |
|--|
| 17 Caroline Street, 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 

|             |
|-------------|
| \$3,400,000 |
|-------------|

 & 

|             |
|-------------|
| \$3,600,000 |
|-------------|

### 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 | 64 St Helens Rd HAWTHORN EAST 3123 | \$3,800,000 | 08/12/2023   |
| 2 | 15 Derby St CAMBERWELL 3124        | \$3,560,000 | 26/10/2023   |
| 3 | 16 Westley St HAWTHORN EAST 3123   | \$3,400,000 | 01/09/2023   |

**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: 

|                  |
|------------------|
| 19/02/2024 13:58 |
|------------------|

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**Indicative Selling Price**

\$3,400,000 - \$3,600,000

**Median House Price**

Year ending December 2023: \$2,700,000



3 1 0

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 692.775 sqm approx

Agent Comments

## Comparable Properties



**64 St Helens Rd HAWTHORN EAST 3123**  
(REI/VG)

Agent Comments

5 2 2

**Price:** \$3,800,000

**Method:** Sold Before Auction

**Date:** 08/12/2023

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**15 Derby St CAMBERWELL 3124 (REI)**

Agent Comments

4 2 2

**Price:** \$3,560,000

**Method:** Auction Sale

**Date:** 26/10/2023

**Property Type:** House (Res)



**16 Westley St HAWTHORN EAST 3123**  
(REI/VG)

Agent Comments

4 2 4

**Price:** \$3,400,000

**Method:** Private Sale

**Date:** 01/09/2023

**Property Type:** House

**Land Size:** 684 sqm approx

Account - Marshall White | P: 03 9822 9999