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									
Range betweer	\$3,400,000		&		\$3,600,000				
Median sale p	rice								
Median price	\$2,700,000	Pro	operty Type	Hou	se		Suburb	Hawthorn East	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress 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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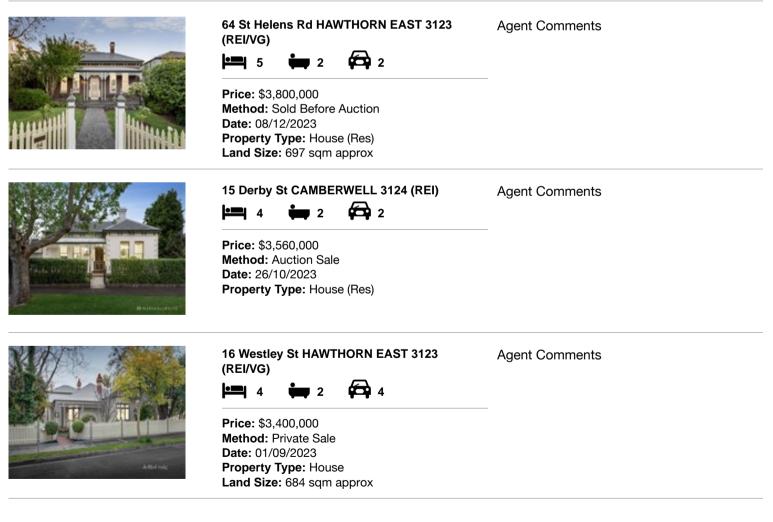




Rooms: 5 Property Type: House (Res) Land Size: 692.775 sqm approx Agent Comments Anthony Smith 8862 4941 0419 888 980 anthony.smith@marshallwhite.com.au

Indicative Selling Price \$3,400,000 - \$3,600,000 Median House Price Year ending December 2023: \$2,700,000

Comparable Properties



Account - Marshall White | P: 03 9822 9999



property data

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