

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

1a Kildare Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,550,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2023 to 31/03/2024 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	28a Campbell Gr HAWTHORN EAST 3123	\$2,750,000	16/12/2023
2	184 Rathmines Rd HAWTHORN EAST 3123	\$2,700,000	10/02/2024
3	10 Roseberry St HAWTHORN EAST 3123	\$2,630,000	24/11/2023

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:

29/04/2024 20:27



 4  2  3

Rooms: 6
Property Type: House (Res)
Land Size: 480 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
Year ending March 2024: \$2,550,000

Comparable Properties



28a Campbell Gr HAWTHORN EAST 3123 (VG) [Agent Comments](#)

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Price: \$2,750,000
Method: Sale
Date: 16/12/2023
Property Type: House - Attached House N.E.C.
Land Size: 348 sqm approx



184 Rathmines Rd HAWTHORN EAST 3123 (REI/VG) [Agent Comments](#)

 4  2  1

Price: \$2,700,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 408 sqm approx



10 Roseberry St HAWTHORN EAST 3123 (REI/VG) [Agent Comments](#)

 4  2  1

Price: \$2,630,000
Method: Auction Sale
Date: 24/11/2023
Property Type: House (Res)
Land Size: 413 sqm approx

Account - Marshall White | P: 03 9822 9999