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 betwee	\$2,500,000		&		\$2,700,000					
Median sale p	rice									
Median price	\$2,550,000	Pro	operty Type	Hou	se		Suburb	Hawthorn East		
Period - From	01/04/2023	to	31/03/2024		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.

Add	dress 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

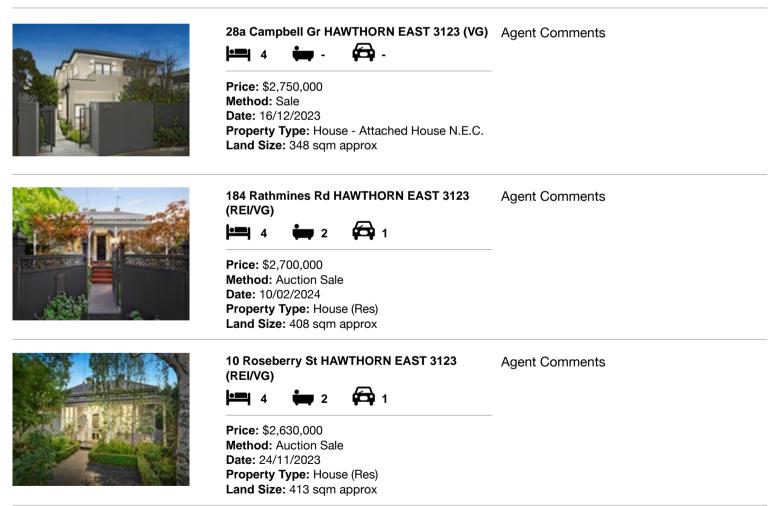






Rooms: 6 Property Type: House (Res) Land Size: 480 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price Year ending March 2024: \$2,550,000

Comparable Properties



Account - Marshall White | P: 03 9822 9999



propertydata

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