## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2/643 Hawthorn Road, Brighton East Vic 3187

#### Indicative selling price

| For the meaning | of this price see | con | sumer.vic.go | ov.au/ | <i>underquot</i> | ing  |        |               |
|-----------------|-------------------|-----|--------------|--------|------------------|------|--------|---------------|
| Range betweer   | \$680,000         |     | &            |        | \$730,000        |      |        |               |
| Median sale p   | rice              |     |              |        |                  |      |        |               |
| Median price    | \$1,300,000       | Pro | operty Type  | Unit   |                  |      | Suburb | Brighton East |
| Period - From   | 18/03/2023        | to  | 17/03/2024   |        | 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 sixmonths 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   | 13/21 Gardenvale Rd CAULFIELD SOUTH 3162 | \$700,000 | 24/01/2024   |
| 2   |  |           |              |
| 3   |  |           |              |

#### OR

**B**<sup>\*</sup> 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:

18/03/2024 17:58









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$680,000 - \$730,000 Median Unit Price 18/03/2023 - 17/03/2024: \$1,300,000

# **Comparable Properties**



13/21 Gardenvale Rd CAULFIELD SOUTH 3162 Agent Comments (REI)



Price: \$700,000 Method: Private Sale Date: 24/01/2024 Property Type: Unit

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.

#### Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

propertydata



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