## 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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