

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

2/643 Hawthorn Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$1,300,000 Property Type Unit Suburb Brighton East

Period - From 18/03/2023 to 17/03/2024 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	13/21 Gardenvale Rd CAULFIELD SOUTH 3162	\$700,000	24/01/2024
2			
3			

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: 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