

# 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 Carnarvon Street, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$2,001,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2023 to 31/12/2023 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	6 Mount Ida Av HAWTHORN EAST 3123	\$1,600,000	27/02/2024
2	3 Loch St HAWTHORN EAST 3123	\$1,540,000	06/03/2024
3	26 Sercombe Gr HAWTHORN 3122	\$1,510,000	21/03/2024

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: 03/04/2024 16:45



2   1   1

**Rooms:** 3  
**Property Type:** House  
**Land Size:** 201 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,540,000  
**Median House Price**  
December quarter 2023: \$2,001,000

## Comparable Properties



**6 Mount Ida Av HAWTHORN EAST 3123 (REI)**   **Agent Comments**

3   1   2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 27/02/2024  
**Property Type:** House  
**Land Size:** 333 sqm approx



**3 Loch St HAWTHORN EAST 3123 (REI)**   **Agent Comments**

3   1   -

**Price:** \$1,540,000  
**Method:** Private Sale  
**Date:** 06/03/2024  
**Property Type:** House  
**Land Size:** 293 sqm approx



**26 Sercombe Gr HAWTHORN 3122 (REI)**   **Agent Comments**

2   1   1

**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 21/03/2024  
**Property Type:** House  
**Land Size:** 210 sqm approx