## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,540,000			
Median sale pr	rice							
Median price	\$2,001,000	Pro	Property Type Hous		se		Suburb	Hawthorn East
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress 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





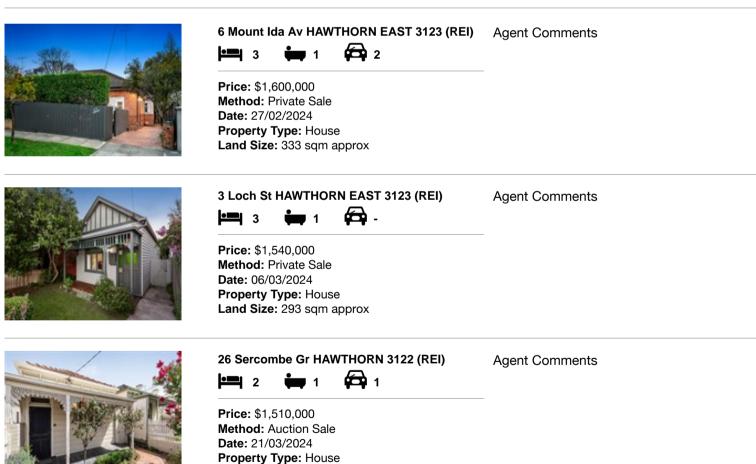
Jerry Lin 0416 062 668 JerryLin@jelliscraig.com.au





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**



Account - Jellis Craig | P: 98305966



propertydata

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Land Size: 210 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.