## 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 The Boulevard, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,900,000		&		\$4,100,000			
Median sale p	rice							
Median price	\$2,670,000	Pro	operty Type	Hou	ise		Suburb	Hawthorn
Period - From	06/02/2023	to	05/02/2024		So	ource	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.

Address of comparable property	Price	Date of sale
1		
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:

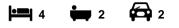
06/02/2024 07:11



### 2 The Boulevard, Hawthorn Vic 3122







Rooms: 10 Property Type: House (Res) Land Size: 898 sqm approx Agent Comments Rebecca Scanlon 03 8539 9020 0431 011 811 rebeccascanlon@jelliscraig.com.au

Indicative Selling Price \$3,900,000 - \$4,100,000 Median House Price 06/02/2023 - 05/02/2024: \$2,670,000

# **Comparable Properties**

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 - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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