

# 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 212/38 Harold 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)

Single price \$425,000

### Median sale price

Median price \$592,500 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2023 to 30/09/2023 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	5/54 Liddiard St HAWTHORN 3122	\$431,000	07/11/2023
2	19/129-131 Riversdale Rd HAWTHORN 3122	\$420,000	11/11/2023
3	407/347 Camberwell Rd CAMBERWELL 3124	\$410,000	14/11/2023

**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: 28/11/2023 12:51



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**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$425,000  
**Median Unit Price**  
September quarter 2023: \$592,500

## Comparable Properties



**5/54 Liddiard St HAWTHORN 3122 (REI)**

**Agent Comments**

1 1 1

**Price:** \$431,000  
**Method:** Sold Before Auction  
**Date:** 07/11/2023  
**Property Type:** Apartment



**19/129-131 Riversdale Rd HAWTHORN 3122 (REI)**

**Agent Comments**

1 1 1

**Price:** \$420,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Apartment



**407/347 Camberwell Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

1 1 1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 14/11/2023  
**Property Type:** Apartment

**Account - Jellis Craig | P: 03 98098999 | F: 03 98192511**