

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

22A Miami Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,700,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2023 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	22 Miami St HAWTHORN EAST 3123	\$2,418,000	21/10/2023
2	18 Rosslyn St HAWTHORN EAST 3123	\$2,277,000	09/09/2023
3	1/5 Creswick St GLEN IRIS 3146	\$2,215,000	01/12/2023

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:

16/02/2024 13:22

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending December 2023: \$2,700,000

Comparable Properties



22 Miami St HAWTHORN EAST 3123 (REI/VG) Agent Comments

3 2 2

Price: \$2,418,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House

Land Size: 301 sqm approx



18 Rosslyn St HAWTHORN EAST 3123 (REI/VG) Agent Comments

4 3 1

Price: \$2,277,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 286 sqm approx



1/5 Creswick St GLEN IRIS 3146 (REI) Agent Comments

4 2 2

Price: \$2,215,000

Method: Auction Sale

Date: 01/12/2023

Property Type: Townhouse (Res)