

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

26 Station Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$2,540,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2022 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	10 Carrington Av HAWTHORN EAST 3123	\$1,175,000	27/09/2023
2	4 Albert St HAWTHORN EAST 3123	\$1,061,000	26/08/2023
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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: 14/11/2023 14:30



Property Type: House (Previously Occupied - Detached)
Land Size: 150 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending September 2023: \$2,540,000

Comparable Properties



10 Carrington Av HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,175,000
Method: Private Sale
Date: 27/09/2023
Property Type: Villa



4 Albert St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,061,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 330 sqm approx

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 - Marshall White | P: 03 9822 9999



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