

# 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

3 Loch 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)

Range between \$1,550,000

&

\$1,700,000

### 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	73 Elizabeth St KOOYONG 3144	\$1,700,000	18/11/2023
2	25 Caroline St HAWTHORN EAST 3123	\$1,600,000	17/10/2023
3	12 Sercombe Gr HAWTHORN 3122	\$1,540,000	07/10/2023

**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:

29/01/2024 16:31



3   1  

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$1,550,000 - \$1,700,000  
**Median House Price**  
Year ending December 2023: \$2,700,000

## Comparable Properties



73 Elizabeth St KOOYONG 3144 (VG)

Agent Comments

4   -   -

**Price:** \$1,700,000

**Method:** Sale

**Date:** 18/11/2023

**Property Type:** House - Attached House N.E.C.

**Land Size:** 241 sqm approx



25 Caroline St HAWTHORN EAST 3123 (REI)

Agent Comments

3   1   2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 17/10/2023

**Property Type:** House



12 Sercombe Gr HAWTHORN 3122 (REI/VG)

Agent Comments

2   1   1

**Price:** \$1,540,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 199 sqm approx

Account - Marshall White | P: 03 9822 9999