

# 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 30 Caroline 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 \$1,700,000 & \$1,850,000

### Median sale price

Median price \$2,570,000 Property Type House 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	15 Bell St HAWTHORN 3122	\$1,885,000	28/10/2023
2	8 Hunter St HAWTHORN 3122	\$1,747,500	16/09/2023
3	25 Caroline St HAWTHORN EAST 3123	\$1,600,000	17/10/2023

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: 03/11/2023 12:27



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**Indicative Selling Price**

\$1,700,000 - \$1,850,000

**Median House Price**

September quarter 2023: \$2,570,000



3 1 0

**Property Type:** House (Res)

**Land Size:** 315 sqm approx

Agent Comments

## Comparable Properties



15 Bell St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

**Price:** \$1,885,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 259 sqm approx



8 Hunter St HAWTHORN 3122 (REI)

Agent Comments

3 1 -

**Price:** \$1,747,500

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)



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

Account - Marshall White | P: 03 9822 9999



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