

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 Leura Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$3,800,000 & \$4,100,000

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	90 St Helens Rd HAWTHORN EAST 3123	\$4,000,000	09/12/2023
2	6 Selwood St HAWTHORN EAST 3123	\$3,820,000	24/11/2023
3	64 St Helens Rd HAWTHORN EAST 3123	\$3,800,000	08/12/2023

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:

09/04/2024 11:01



Property Type: House

Land Size: 581 sqm approx

Comparable Properties



90 St Helens Rd HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$4,000,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 845 sqm approx



6 Selwood St HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$3,820,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: House (Res)

Land Size: 855 sqm approx



64 St Helens Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$3,800,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: House (Res)

Land Size: 697 sqm approx