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

31 Manningtree Road, Hawthorn Vic 3122

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 | $2,810,000 | Property Type | House | Suburb | Hawthorn |

| Period - From | 01/01/2024 | to | 31/03/2024 | 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	74 Melville St HAWTHORN 3122	$2,430,000	02/11/2023
2	43 Bell St HAWTHORN 3122	$2,300,000	23/03/2024
3	15 Manningtree Rd HAWTHORN 3122	$2,250,000	25/03/2024

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: 24/04/2024 09:26

5 **2** **2**

Property Type: House

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
March quarter 2024: $2,810,000

Comparable Properties

74 Melville St HAWTHORN 3122 (REI/VG)

4 **1** **4**

Price: $2,430,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 460 sqm approx

Agent Comments

43 Bell St HAWTHORN 3122 (REI)

3 **2** **2**

Price: $2,300,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments

15 Manningtree Rd HAWTHORN 3122 (REI)

3 **2** **2**

Price: $2,250,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 347 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999