

# 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 33 Lawson 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 \$4,000,000 & \$4,400,000

### Median sale price

Median price \$2,592,500 Property Type House Suburb Hawthorn East

Period - From 13/12/2022 to 12/12/2023 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 | 82 St Helens Rd HAWTHORN EAST 3123 | \$4,605,000 | 18/11/2023   |
| 2 |                                    |             |              |
| 3 |                                    |             |              |

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: 13/12/2023 12:41

33 Lawson Street, Hawthorn East Vic 3123

Wendy Zhou  
0420 824 677  
wendy@heavyside.co



 5  2  2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 784 sqm approx

Agent Comments

**Indicative Selling Price**  
\$4,000,000 - \$4,400,000

**Median House Price**  
13/12/2022 - 12/12/2023: \$2,592,500

## Comparable Properties



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

 5  2  2

**Price:** \$4,605,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 847 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 - Heavyside



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