

# 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 34 Leura Grove, 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 \$2,600,000 & \$2,800,000

### Median sale price

Median price \$2,876,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2023 to 31/03/2023 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	1 Heather Ct HAWTHORN EAST 3123	\$2,750,000	01/04/2023
2	11 Avenue Rd CAMBERWELL 3124	\$2,665,000	25/03/2023
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: 20/06/2023 11:36

34 Leura Grove, Hawthorn East Vic 3123

**Jellis  
Craig**

Mark Josem  
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 4    2    4

**Property Type:** House  
**Land Size:** 581 sqm approx.

**Indicative Selling Price**  
\$2,600,000 - \$2,800,000

**Median House Price**  
March quarter 2023: \$2,876,000

## Comparable Properties



1 Heather Ct HAWTHORN EAST 3123 (REI)

Agent Comments

 4    3    3

**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 01/04/2023  
**Property Type:** House  
**Land Size:** 532 sqm approx



11 Avenue Rd CAMBERWELL 3124 (REI)

Agent Comments

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**Price:** \$2,665,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)

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 - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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