Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 37 & 37a St Helens Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$3,400,000		&		\$3,600,000				
Median sale price									
Median price	\$2,700,000	Pro	operty Type	Hou	se		Suburb	Hawthorn East	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	10 Cochran Av CAMBERWELL 3124	\$3,520,000	04/11/2023
2	64 St Helens Rd HAWTHORN EAST 3123	\$3,800,000	08/12/2023
3	6 Selwood St HAWTHORN EAST 3123	\$3,820,000	24/11/2023

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:

23/01/2024 14:38







Property Type: Flat Land Size: 777 sqm approx Agent Comments Indicative Selling Price \$3,400,000 - \$3,600,000 Median House Price Year ending December 2023: \$2,700,000

Comparable Properties



10 Cochran Av CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$3,520,000 Method: Auction Sale Date: 04/11/2023 Property Type: House (Res) Land Size: 835 sqm approx



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



Price: \$3,800,000 Method: Sold Before Auction Date: 08/12/2023 Property Type: House (Res) Land Size: 697 sqm approx



6 Selwood St HAWTHORN EAST 3123 (REI)



Price: \$3,820,000 Method: Sold Before Auction Date: 24/11/2023 Property Type: House (Res) Land Size: 855 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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Agent Comments