

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

37 Morang Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,945,000 Property Type House Suburb Hawthorn

Period - From 01/10/2023 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	5 Henrietta St HAWTHORN 3122	\$2,710,000	17/11/2023
2	10 Roseberry St HAWTHORN EAST 3123	\$2,630,000	24/11/2023
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:

20/03/2024 18:00



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Rooms: 6
Property Type: House
Land Size: 357sqm approx

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
December quarter 2023: \$2,945,000

Comparable Properties

5 Henrietta St HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$2,710,000
Method: Auction Sale
Date: 17/11/2023
Property Type: House (Res)
Land Size: 366 sqm approx



10 Roseberry St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 2 1

Price: \$2,630,000
Method: Auction Sale
Date: 24/11/2023
Property Type: House (Res)
Land Size: 413 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.

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