

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

4/77 Harold Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2022

to

30/06/2023

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	7/325 Riversdale Rd HAWTHORN EAST 3123	\$538,500	21/06/2023
2	4/247 Riversdale Rd HAWTHORN EAST 3123	\$525,000	04/06/2023
3	5/66 Auburn Rd HAWTHORN 3122	\$465,000	21/06/2023

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:

06/10/2023 13:28

4/77 Harold Street, Hawthorn East Vic 3123

**Jellis
Craig**

Costa Calaitzis

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Indicative Selling Price

\$485,000

Median Unit Price

Year ending June 2023: \$595,000



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



7/325 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$538,500

Method: Sold Before Auction

Date: 21/06/2023

Property Type: Apartment



4/247 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$525,000

Method: Private Sale

Date: 04/06/2023

Property Type: Apartment



5/66 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$465,000

Method: Private Sale

Date: 21/06/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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