

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

43 Bell Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

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	17 Invermay Gr HAWTHORN EAST 3123	\$2,125,000	09/09/2023
2	2 Fashoda St HAWTHORN 3122	\$2,070,000	16/09/2023
3	6 Tara St HAWTHORN EAST 3123	\$2,002,000	14/10/2023

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:

07/02/2024 10:02



Rooms: 4

Property Type: House (Res)

Land Size: 307 sqm approx.

Comparable Properties



17 Invermay Gr HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$2,125,000

Method: Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 360 sqm approx



2 Fashoda St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$2,070,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 309 sqm approx



6 Tara St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$2,002,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)