

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 49 Harold Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,550,000 & \$1,695,000

Median sale price

Median price \$2,570,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2023 to 30/09/2023 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	25 Caroline St HAWTHORN EAST 3123	\$1,600,000	17/10/2023
2	58 Lilydale Gr HAWTHORN EAST 3123	\$1,565,000	25/11/2023
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: 09/01/2024 14:38



 3  2  2

Property Type: House

Land Size: 214 sqm approx

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Indicative Selling Price

\$1,550,000 - \$1,695,000

Median House Price

September quarter 2023: \$2,570,000

Comparable Properties



25 Caroline St HAWTHORN EAST 3123 (REI)

Agent Comments

 3  1  2

Price: \$1,600,000

Method: Private Sale

Date: 17/10/2023

Property Type: House



58 Lilydale Gr HAWTHORN EAST 3123 (REI)

Agent Comments

 3  1  1

Price: \$1,565,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 314 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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