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 betweer	\$1,550,000		&		\$1,695,000					
Median sale p	rice									
Median price	\$2,570,000	Pro	operty Type	Hou	se		Suburb	Hawthorn East		
Period - From	01/07/2023	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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:

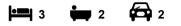
09/01/2024 14:38



49 Harold Street, Hawthorn East Vic 3123







Property Type: House Land Size: 214 sqm approx Mike Beardsley 03 9810 5000 0476 777 004 mikebeardsley@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,695,000 Median House Price September quarter 2023: \$2,570,000

Comparable Properties



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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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