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

5 Harts Parade, Hawthorn East Vic 3123

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$2,876,000	Pro	Property Type Hou		se		Suburb	Hawthorn East
Period - From	01/01/2023	to	31/03/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	45 Victoria Rd HAWTHORN EAST 3123	\$3,340,000	06/05/2023
2	91 Liddiard St HAWTHORN 3122	\$3,310,000	25/03/2023
3	24 Beaconsfield Rd HAWTHORN EAST 3123	\$3,070,000	25/02/2023

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:

11/07/2023 16:20







Property Type: Divorce/Estate/Family Transfers Land Size: 442 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price March quarter 2023: \$2,876,000

Comparable Properties



45 Victoria Rd HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$3,340,000 Method: Auction Sale Date: 06/05/2023 Property Type: House Land Size: 696 sqm approx



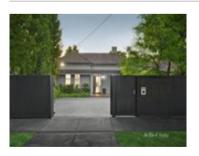
91 Liddiard St HAWTHORN 3122 (REI/VG)

6 5

Agent Comments

Price: \$3,310,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 654 sqm approx

4



24 Beaconsfield Rd HAWTHORN EAST 3123 Agent Comments (REI/VG)



Price: \$3,070,000 Method: Auction Sale Date: 25/02/2023 Property Type: House (Res) Land Size: 641 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



propertydata

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