## 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

504/38 Harold Street, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$550,000		&		\$585,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	01/10/2022	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 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	301/1a Launder St HAWTHORN 3122	\$585,000	27/07/2023
2	107/6 Butler St CAMBERWELL 3124	\$580,000	06/09/2023
3	502/138 Camberwell Rd HAWTHORN EAST 3123	\$525,000	11/08/2023

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:

27/10/2023 13:44





Khom Falla 0497 282 260





Property Type: Apartment Agent Comments Indicative Selling Price \$550,000 - \$585,000 Median Unit Price Year ending September 2023: \$600,000

# **Comparable Properties**



301/1a Launder St HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$585,000 Method: Private Sale Date: 27/07/2023 Property Type: Apartment



107/6 Butler St CAMBERWELL 3124 (REI)

Agent Comments

Agent Comments



Price: \$580,000 Method: Private Sale Date: 06/09/2023 Property Type: Apartment

502/138 Camberwell Rd HAWTHORN EAST 3123 (VG)



Price: \$525,000 Method: Sale Date: 11/08/2023 Property Type: Strata Unit/Flat

#### Account - Jellis Craig | P: 98305966

propertydata



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