Statement of Information

Single residential property located in the Melbourne metropolitan area

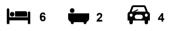
Section 47AF of the Estate Agents Act 1980

Property offered for	sale							
Address Including suburb and postcode 5a Neave Street, Hawthorn East Vic 3123								
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$4,00	&	\$4,200,0	\$4,200,000					
Median sale price								
Median price \$2,570	,000 Pr	roperty Type H	louse	5	Suburb	Hawthorn Ea	ast	
Period - From 01/07/2	2023 to	30/09/2023	So	urceF	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					Pr	ice	Date of sale	
1								
2								
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:					n:	02/11/2023 14:01		



5a Neave Street, Hawthorn East Vic 3123





Property Type: Land Size: 979 sqm approx Agent Comments Richard Winneke 03 9810 5081 0418 136 858 richardwinneke@jelliscraig.com.au

Indicative Selling Price \$4,000,000 - \$4,200,000 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



