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

6 Mount Ida Avenue, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,500,000		&		\$1,650,000			
Median sale price								
Median price	\$2,700,000	Property Type Ho		Ηοι	ouse		Suburb	Hawthorn East
Period - From	01/01/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	39 Roseberry St HAWTHORN EAST 3123	\$1,635,000	03/08/2023
2	11 Fletcher St HAWTHORN EAST 3123	\$1,610,000	05/08/2023
3	25 Caroline St HAWTHORN EAST 3123	\$1,600,000	17/10/2023

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:

31/01/2024 15:44







Property Type: House Land Size: 330 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending December 2023: \$2,700,000

Comparable Properties

39 Roseberry St HAWTHORN EAST 3123 (REI/VG) 2 2 2 1 Price: \$1,635,000 Method: Expression of Interest Date: 03/08/2023 Property Type: House (Res) Land Size: 223 sqm approx	Agent Comments
11 Fletcher St HAWTHORN EAST 3123 (REI/VG) 3 2 2 2 Price: \$1,610,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Land Size: 230 sqm approx	Agent Comments
25 Caroline St HAWTHORN EAST 3123 (REI) 3 1 2 Price: \$1,600,000 Method: Private Sale Date: 17/10/2023 Property Type: House	Agent Comments

Account - Marshall White | P: 03 9822 9999



Propertydata

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