

# 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

8 The Boulevard, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,600,000 & \$3,900,000

### Median sale price

Median price \$2,810,000 Property Type House Suburb Hawthorn

Period - From 01/01/2024 to 31/03/2024 Source 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     | Price       | Date of sale |
|---|------------------------------------|-------------|--------------|
| 1 | 33 Fairview St HAWTHORN 3122       | \$4,080,000 | 23/03/2024   |
| 2 | 6 Selwood St HAWTHORN EAST 3123    | \$3,820,000 | 24/11/2023   |
| 3 | 64 St Helens Rd HAWTHORN EAST 3123 | \$3,800,000 | 08/12/2023   |

**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:

02/05/2024 09:24



**Rooms:** 7

**Property Type:** House

**Land Size:** 766 sqm approx

Agent Comments

## Comparable Properties



**33 Fairview St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$4,080,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



**6 Selwood St HAWTHORN EAST 3123 (REI/VG)** Agent Comments



**Price:** \$3,820,000

**Method:** Sold Before Auction

**Date:** 24/11/2023

**Property Type:** House (Res)

**Land Size:** 855 sqm approx



**64 St Helens Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$3,800,000

**Method:** Sold Before Auction

**Date:** 08/12/2023

**Property Type:** House (Res)

**Land Size:** 697 sqm approx