

# 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 9 Monteath Avenue, Hawthorn East Vic 3123

### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$2,677,500 Property Type House Suburb Hawthorn East

Period - From 01/07/2022 to 30/06/2023 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	7 Loch St HAWTHORN EAST 3123	\$1,347,000	30/08/2023
2	27 Redfern Rd HAWTHORN EAST 3123	\$1,300,000	01/04/2023
3	1/31 Havelock Rd HAWTHORN EAST 3123	\$1,218,000	01/07/2023

**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: 31/08/2023 14:21



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**7 Loch St HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$1,347,000

**Method:** Sold Before Auction

**Date:** 30/08/2023

**Property Type:** House



**27 Redfern Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** Townhouse (Res)

**Land Size:** 174 sqm approx



**1/31 Havelock Rd HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$1,218,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** Townhouse (Res)