

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 90 St Helens Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,500,000 & \$3,800,000

Median sale price

Median price \$2,570,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2023 to 30/09/2023 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	6 Pine Av CAMBERWELL 3124	\$3,628,000	06/09/2023
2	5 Harts Pde HAWTHORN EAST 3123	\$3,600,000	02/08/2023
3	10 Cochran Av CAMBERWELL 3124	\$3,520,000	04/11/2023

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: 13/11/2023 16:37



3 2 2

Property Type: House (Res)

Land Size: 845 sqm approx

Agent Comments

Indicative Selling Price

\$3,500,000 - \$3,800,000

Median House Price

September quarter 2023: \$2,570,000

Comparable Properties



6 Pine Av CAMBERWELL 3124 (REI)

Agent Comments

5 3 2

Price: \$3,628,000

Method: Private Sale

Date: 06/09/2023

Property Type: House

Land Size: 876 sqm approx



5 Harts Pde HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 2

Price: \$3,600,000

Method: Sold Before Auction

Date: 02/08/2023

Property Type: House (Res)

Land Size: 442 sqm approx



10 Cochran Av CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$3,520,000

Method: Auction Sale

Date: 04/11/2023

Property Type: House (Res)

Land Size: 835 sqm approx

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