Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 90 St Helens Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$3,500,000		&		\$3,800,000				
Median sale p	rice								
Median price	\$2,570,000	Pro	operty Type	Hou	ISE		Suburb	Hawthorn East	
Period - From	01/07/2023	to	30/09/2023		So	ource	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	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









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)

Price: \$3,628,000 Method: Private Sale Date: 06/09/2023 Property Type: House Land Size: 876 sqm approx Agent Comments

Agent Comments



Price: \$3,600,000 Method: Sold Before Auction Date: 02/08/2023 Property Type: House (Res) Land Size: 442 sqm approx

4

10 Cochran Av CAMBERWELL 3124 (REI)

5 Harts Pde HAWTHORN EAST 3123 (REI)

2

6 2



Agent Comments

Price: \$3,520,000 Method: Auction Sale Date: 04/11/2023 Property Type: House (Res) Land Size: 835 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



Propertydata

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