

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 9A Kaikoura Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,550,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2023 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	2/1-3 Kaikoura Av HAWTHORN EAST 3123	\$1,566,000	11/05/2024
2	2/663 Burke Rd CAMBERWELL 3124	\$1,510,000	27/04/2024
3	1/33 Pleasant Rd HAWTHORN EAST 3123	\$1,430,000	28/03/2024

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.~~

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Sam Christensen
03 9815 1124
0434 338 695
samc@azrea.com.au



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2024: \$2,550,000

Comparable Properties



2/1-3 Kaikoura Av HAWTHORN EAST 3123 (REI)

Agent Comments

 4  2  2

Price: \$1,566,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)



2/663 Burke Rd CAMBERWELL 3124 (REI)

Agent Comments

 4  2  2

Price: \$1,510,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)



1/33 Pleasant Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 3  2  3

Price: \$1,430,000

Method: Sold Before Auction

Date: 28/03/2024

Property Type: Townhouse (Res)