

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 6 Buley Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$2,915,500 Property Type House Suburb Hawthorn East

Period - From 01/04/2021 to 30/06/2021 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	23 Glen Rd TOORAK 3142	\$5,900,000	27/04/2021
2	169 Finch St GLEN IRIS 3146	\$5,200,000	01/04/2021
3	137 Robinson Rd HAWTHORN 3122	\$4,700,000	07/04/2021

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: 01/09/2021 10:52



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Property Type: House

Agent Comments

Indicative Selling Price
\$5,000,000 - \$5,500,000
Median House Price
June quarter 2021: \$2,915,500

Comparable Properties



23 Glen Rd TOORAK 3142 (REI/VG)

Agent Comments

4 3 3

Price: \$5,900,000
Method: Expression of Interest
Date: 27/04/2021
Property Type: House (Res)
Land Size: 793 sqm approx



169 Finch St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 4

Price: \$5,200,000
Method: Private Sale
Date: 01/04/2021
Property Type: House (Res)
Land Size: 674 sqm approx



137 Robinson Rd HAWTHORN 3122 (REI)

Agent Comments

4 2 2

Price: \$4,700,000
Method: Private Sale
Date: 07/04/2021
Property Type: House
Land Size: 691 sqm approx

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