

# 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 47 Havelock Road, 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 \$2,800,000 & \$2,900,000

### 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 | 3 Constance St HAWTHORN EAST 3123 | \$3,180,000 | 21/08/2021   |
| 2 | 75 Radnor St CAMBERWELL 3124      | \$3,000,000 | 22/06/2021   |
| 3 | 64 Pleasant Rd HAWTHORN EAST 3123 | \$3,000,000 | 17/07/2021   |

**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: 13/09/2021 15:35



 3    2    2

**Property Type:** House (Res)  
**Land Size:** 766 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,800,000 - \$2,900,000  
**Median House Price**  
 June quarter 2021: \$2,915,500

## Comparable Properties



**3 Constance St HAWTHORN EAST 3123 (REI)**   Agent Comments

 3    1    1

**Price:** \$3,180,000  
**Method:** Auction Sale  
**Date:** 21/08/2021  
**Property Type:** House (Res)



**75 Radnor St CAMBERWELL 3124 (REI/VG)**   Agent Comments

 4    2    6

**Price:** \$3,000,000  
**Method:** Sold Before Auction  
**Date:** 22/06/2021  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx



**64 Pleasant Rd HAWTHORN EAST 3123 (REI)**   Agent Comments

 4    2    2

**Price:** \$3,000,000  
**Method:** Auction Sale  
**Date:** 17/07/2021  
**Property Type:** House (Res)  
**Land Size:** 795 sqm approx

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