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	3/4 Brookfield Court, Hawthorn East Vic 3123

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $610,000 Property Type Unit Suburb Hawthorn East

Period - From 29/06/2022 to 28/06/2023 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	9/76a Campbell Rd HAWTHORN EAST 3123	$315,000	05/05/2023
2	7/84 Campbell Rd HAWTHORN EAST 3123	$340,000	04/04/2023
3	15/757 Burwood Rd HAWTHORN EAST 3123	$342,560	25/02/2023

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: 29/06/2023 13:30

3/4 Brookfield Court, Hawthorn East Vic 3123



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
29/06/2022 - 28/06/2023: $610,000

Comparable Properties



9/76a Campbell Rd HAWTHORN EAST 3123 (REI)

1 1 -

Price: $315,000
Method: Private Sale
Date: 05/05/2023
Property Type: Apartment

Agent Comments



7/84 Campbell Rd HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $340,000
Method: Private Sale
Date: 04/04/2023
Property Type: Apartment

Agent Comments



15/757 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $342,560
Method: Private Sale
Date: 25/02/2023
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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