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	11 Bonfield Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between $4,400,000 & $4,800,000

Median sale price

Median price $2,607,500 Property Type House Suburb Hawthorn East

Period - From 26/06/2023 to 25/06/2024 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	21 Kerr Cr CAMBERWELL 3124	$4,650,000	18/05/2024
2	5 St Andries St CAMBERWELL 3124	$4,780,000	20/02/2024
3	19 St Helens Rd HAWTHORN EAST 3123	$4,960,000	09/03/2024

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.~~

This Statement of Information was prepared on: 26/06/2024 14:52

11 Bonfield Avenue, Hawthorn East Vic 3123



4 3 2

Rooms: 8
Property Type: House
Land Size: 754 sqm approx

Agent Comments

Indicative Selling Price
$4,400,000 - $4,800,000
Median House Price
26/06/2023 - 25/06/2024: $2,607,500

Comparable Properties



21 Kerr Cr CAMBERWELL 3124 (REI)

5 3 4

Price: $4,650,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments



5 St Andries St CAMBERWELL 3124 (REI)

5 3 2

Price: $4,780,000
Method: Sold Before Auction
Date: 20/02/2024
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments



19 St Helens Rd HAWTHORN EAST 3123 (REI/VG)

4 3 2

Price: $4,960,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

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

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