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	2 HEATHER COURT, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Single Price	$2,820,000

Median sale price

Median price	$2,275,000	Property type	*House*	Suburb	HAWTHORN EAST
Period - From	01 October 2020	to	30 September 2021	Source	Price Finder

Comparable property sales

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
12 MAYSTON ST, HAWTHORN EAST, VIC 3123	$2,971,000	22/05/2021
64 PLEASANT RD, HAWTHORN EAST, VIC 3123	$3,000,000	17/07/2021
22 PINE AVE, CAMBERWELL, VIC 3124	$2,925,000	22/10/2021

This Statement of Information was prepared on: 06/11/2021