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<br>Including suburb and postcode | 8A WISEMAN STREET, HAWTHORN EAST, VIC 3123 |

## Indicative selling price

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

Range between $1,750,000 & $1,850,000

## Median sale price

Median price $2,263,500 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 |
|---|---|---|
| 33 WISEMAN ST, HAWTHORN EAST, VIC 3123 | $1,750,000 | 27/03/2021 |
| 472 AUBURN RD, HAWTHORN, VIC 3122 | $1,880,000 | 19/03/2021 |
| 1 SCOTCH CCT, HAWTHORN, VIC 3122 | $1,862,000 | 03/07/2021 |

This Statement of Information was prepared on: 09/10/2021