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	211/38 Harold Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $440,000 & $470,000

Median sale price

Median price $589,500 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2022 to 31/03/2023 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	4/577 Glenferrie Rd HAWTHORN 3122	$479,000	24/01/2023
2	710/480 Riversdale Rd HAWTHORN EAST 3123	$466,000	23/03/2023
3	212/8 Luton La HAWTHORN 3122	$450,000	18/04/2023

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: 15/06/2023 10:43

211/38 Harold Street, Hawthorn East Vic 3123



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$440,000 - $470,000
Median Unit Price
Year ending March 2023: $589,500

Comparable Properties

4/577 Glenferrie Rd HAWTHORN 3122 (VG)

1 - -

Agent Comments

Price: $479,000
Method: Sale
Date: 24/01/2023
Property Type: Strata Unit/Flat

710/480 Riversdale Rd HAWTHORN EAST 3123 (VG)

1 - -

Agent Comments

Price: $466,000
Method: Sale
Date: 23/03/2023
Property Type: Strata Unit/Flat

212/8 Luton La HAWTHORN 3122 (REI)

1 1 1

Agent Comments

Price: $450,000
Method: Private Sale
Date: 18/04/2023
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000

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