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	48 Harold Street, Hawthorn East, VIC 3123

Indicative selling price

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

Single price		or range between	$1,400,000	&	$1,500,000

Median sale price

Median price	$2,410,000	Property type	House	Suburb	HAWTHORN EAST
Period - From	24/08/2021	to	24/08/2022	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	386 Riversdale Road Hawthorn East Vic 3123	$1,380,000	2022-06-04
2	34 Munro Street Hawthorn East Vic 3123	$1,440,000	2022-06-18
3	19 Aberdeen Street Hawthorn East Vic 3123	$1,540,000	2022-06-04

This Statement of Information was prepared on: 24/08/2022

CONSUMER AFFAIRS VICTORIA