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

41 Lingwell Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price | $1,898,000

Median sale price

| Median price | $2,459,000 | Property Type | House | Suburb | Hawthorn East |

| Period - From | 01/07/2023 | to | 30/06/2024 | 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	2 Belgrave St HAWTHORN 3122	$1,837,000	07/06/2024
2	9 Wandin Rd CAMBERWELL 3124	$1,854,000	05/06/2024
3			

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: | 11/09/2024 10:06

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📐 2   🛁 1   🚗 4

Rooms: 5
Property Type: House
Land Size: 371 sqm approx

Agent Comments

Indicative Selling Price
$1,898,000
Median House Price
Year ending June 2024: $2,459,000

Comparable Properties

2 Belgrave St HAWTHORN 3122 (REI/VG)

📐 2   🛁 2   🚗 1

Price: $1,837,000
Method: Sold Before Auction
Date: 07/06/2024
Property Type: House (Res)
Land Size: 295 sqm approx

Agent Comments

9 Wandin Rd CAMBERWELL 3124 (REI/VG)

📐 3   🛁 2   🚗 1

Price: $1,854,000
Method: Auction Sale
Date: 05/06/2024
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments

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.

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