

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

39 Munro Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$1,780,000

Median sale price

Median price

\$2,220,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/04/2024

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	19 Torrington St CANTERBURY 3126	\$1,730,000	01/06/2024
2	35 Broomfield Rd HAWTHORN EAST 3123	\$1,760,000	01/05/2024
3	181 Rathmines Rd HAWTHORN EAST 3123	\$1,800,000	22/03/2024

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:

29/08/2024 15:37



4 1 3

Rooms: 7

Property Type: House (Res)

Land Size: 451.67 sqm approx

Agent Comments

Indicative Selling Price

\$1,780,000

Median House Price

June quarter 2024: \$2,220,000

Comparable Properties



19 Torrington St CANTERBURY 3126 (REI/VG) Agent Comments

3 1 2

Price: \$1,730,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 416 sqm approx



35 Broomfield Rd HAWTHORN EAST 3123 (REI) Agent Comments

3 1 2

Price: \$1,760,000

Method: Sold Before Auction

Date: 01/05/2024

Property Type: House (Res)



181 Rathmines Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments

3 1 -

Price: \$1,800,000

Method: Sold Before Auction

Date: 22/03/2024

Property Type: House (Res)

Land Size: 417 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017