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	34 Broomfield Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,300,000 & $2,500,000

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	6 Hugh St HAWTHORN EAST 3123	$2,585,000	26/05/2024
2	47 Wattle Rd HAWTHORN 3122	$2,720,000	02/03/2024
3	184 Rathmines Rd HAWTHORN EAST 3123	$2,700,000	10/02/2024

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: 06/08/2024 15:43

34 Broomfield Road, Hawthorn East Vic 3123



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending June 2024: $2,459,000

Comparable Properties



6 Hugh St HAWTHORN EAST 3123 (REI/VG)

4 2 2

Price: $2,585,000
Method: Private Sale
Date: 26/05/2024
Property Type: House
Land Size: 613 sqm approx

Agent Comments



47 Wattle Rd HAWTHORN 3122 (REI/VG)

3 2 2

Price: $2,720,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 546 sqm approx

Agent Comments



184 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)

4 2 1

Price: $2,700,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 408 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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