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	6a Mount Ida Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,275,000 & $1,375,000

Median sale price

Median price $2,500,000 Property Type House Suburb Hawthorn East

Period - From 19/07/2023 to 18/07/2024 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 Gillman St HAWTHORN EAST 3123	$1,330,000	20/04/2024
2	13 Caroline St HAWTHORN EAST 3123	$1,325,000	04/05/2024
3	1/30 Stanhope Gr CAMBERWELL 3124	$1,275,000	06/06/2024

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: 19/07/2024 15:23

6a Mount Ida Avenue, Hawthorn East Vic 3123

Simon Lord
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3 1 5

Rooms: 6
Property Type: House
Land Size: 328 sqm approx

Agent Comments

Indicative Selling Price
$1,275,000 - $1,375,000
Median House Price
19/07/2023 - 18/07/2024: $2,500,000

Comparable Properties



19 Gillman St HAWTHORN EAST 3123 (REI)

3 2 -

Price: $1,330,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)

Agent Comments



13 Caroline St HAWTHORN EAST 3123 (REI/VG)

2 1 -

Price: $1,325,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 346 sqm approx

Agent Comments



1/30 Stanhope Gr CAMBERWELL 3124 (REI)

3 1 -

Price: $1,275,000
Method: Auction Sale
Date: 06/06/2024
Property Type: Unit

Agent Comments

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