

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

38 Hastings Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$3,400,000 & \$3,700,000

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 | 15 Henrietta St HAWTHORN 3122 | \$3,600,000 | 10/08/2024 |
| 2 | 43 Clive Rd HAWTHORN EAST 3123 | \$3,595,000 | 18/05/2024 |
| 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: 02/09/2024 13:36

38 Hastings Road, Hawthorn East Vic 3123



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Indicative Selling Price

\$3,400,000 - \$3,700,000

Median House Price

Year ending June 2024: \$2,459,000



4 2 1

Property Type: House
Land Size: 598 sqm approx
Agent Comments

Comparable Properties



15 Henrietta St HAWTHORN 3122 (REI)

Agent Comments

5 2 3

Price: \$3,600,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 606 sqm approx



43 Clive Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

5 2 4

Price: \$3,595,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 751 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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