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	24 The Boulevard, Hawthorn Vic 3122

Indicative selling price

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

Single price $4,495,000

Median sale price

Median price $2,792,500 Property Type House Suburb Hawthorn

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 Rae St HAWTHORN 3122	$4,450,000	01/06/2024
2			
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: 09/09/2024 11:34

24 The Boulevard, Hawthorn Vic 3122

Antony Woodley
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5 3 3

Rooms: 10
Property Type: House (Res)
Land Size: 945 sqm approx

Agent Comments

Indicative Selling Price
$4,495,000
Median House Price
Year ending June 2024: $2,792,500

Comparable Properties



2 Rae St HAWTHORN 3122 (REI)

5 3 2

Price: $4,450,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 685 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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