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	9 Temple Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,350,000 & $2,500,000

Median sale price

Median price $2,418,000 Property Type House Suburb Hawthorn East

Period - From 12/09/2023 to 11/09/2024 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	11 Leslie St HAWTHORN 3122	$2,530,000	31/08/2024
2	20 Manchester St HAWTHORN 3122	$2,500,000	31/08/2024
3	34 Broomfield Rd HAWTHORN EAST 3123	$2,350,000	15/08/2024

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: 12/09/2024 18:08

9 Temple Street, Hawthorn East Vic 3123

Simon Lord
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0407 337 557
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3 2 0

Rooms: 6
Property Type: House
Land Size: 357 sqm approx

Agent Comments

Indicative Selling Price
$2,350,000 - $2,500,000
Median House Price
12/09/2023 - 11/09/2024: $2,418,000

Comparable Properties



11 Leslie St HAWTHORN 3122 (REI)

4 2 1

Price: $2,530,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 355 sqm approx

Agent Comments



20 Manchester St HAWTHORN 3122 (REI)

4 2 2

Price: $2,500,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments



34 Broomfield Rd HAWTHORN EAST 3123 (REI)

4 2 1

Price: $2,350,000
Method: Sold Before Auction
Date: 15/08/2024
Property Type: House (Res)
Land Size: 453 sqm approx

Agent Comments

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