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	6/745 Hawthorn Road, Brighton East Vic 3187

Indicative selling price

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

Range between $840,000 & $870,000

Median sale price

Median price $1,025,900 Property Type Unit Suburb Brighton East

Period - From 15/08/2023 to 14/08/2024 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	4/9 Billson St BRIGHTON EAST 3187		08/07/2024
2	6/27 Patterson Rd BENTLEIGH 3204	$850,000	30/04/2024
3	2/3-5 Wolsley St BENTLEIGH 3204	$861,000	16/03/2024

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: 15/08/2024 16:53

6/745 Hawthorn Road, Brighton East Vic 3187

KAY & BURTON



2 1 1

Property Type: Villa
Land Size: 113 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $870,000
Median Unit Price
15/08/2023 - 14/08/2024: $1,025,900

Comparable Properties



4/9 Billson St BRIGHTON EAST 3187 (REI)

2 1 1

Price:
Method: Private Sale
Date: 08/07/2024
Property Type: Unit

Agent Comments

property sold for $862,000



6/27 Patterson Rd BENTLEIGH 3204 (REI/VG)

2 1 2

Price: $850,000
Method: Sold Before Auction
Date: 30/04/2024
Property Type: Unit

Agent Comments



2/3-5 Wolsley St BENTLEIGH 3204 (REI)

2 1 2

Price: $861,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit

Agent Comments

Account - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566

REIV THE DIFFERENCE | propertydata.com.au

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