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	1A Hastings Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price $1,495,000

Median sale price

Median price $2,459,889 Property Type House Suburb Hawthorn East

Period - From 01/07/2024 to 30/09/2024 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	24 Wiseman St HAWTHORN EAST 3123	$1,477,000	06/12/2024
2	304 Riversdale Rd HAWTHORN EAST 3123	$1,460,000	22/11/2024
3	11 Warburton Rd CAMBERWELL 3124	$1,485,000	04/09/2024

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: 09/12/2024 15:02

1A Hastings Road, Hawthorn East Vic 3123



2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,495,000
Median House Price
September quarter 2024: $2,459,889

Comparable Properties



24 Wiseman St HAWTHORN EAST 3123 (REI)

2 1 2

Price: $1,477,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: House (Res)
Land Size: 328 sqm approx

Agent Comments



304 Riversdale Rd HAWTHORN EAST 3123 (REI)

3 1 3

Price: $1,460,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 402 sqm approx

Agent Comments



11 Warburton Rd CAMBERWELL 3124 (REI/VG)

3 1 1

Price: $1,485,000
Method: Sold Before Auction
Date: 04/09/2024
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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