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	7 Constance Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $3,700,000 & $4,050,000

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	44 Urquhart St HAWTHORN 3122	$3,920,000	19/10/2024
2	24 The Boulevard HAWTHORN 3122	$4,378,000	22/09/2024
3	18 Clive Rd HAWTHORN EAST 3123	$3,935,000	17/08/2024

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: 29/10/2024 10:08

7 Constance Street, Hawthorn East Vic 3123



4 3 3

Property Type: House

Agent Comments

Indicative Selling Price
$3,700,000 - $4,050,000
Median House Price
September quarter 2024: $2,459,889

Comparable Properties



44 Urquhart St HAWTHORN 3122 (REI)

5 3 3

Price: $3,920,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

Agent Comments



24 The Boulevard HAWTHORN 3122 (REI)

5 3 3

Price: $4,378,000
Method: Private Sale
Date: 22/09/2024
Property Type: House (Res)
Land Size: 945 sqm approx

Agent Comments



18 Clive Rd HAWTHORN EAST 3123 (REI)

4 2 3

Price: $3,935,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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