

## 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 35 Pleasant Road, Hawthorn East Vic 3123  
Including suburb and postcode

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

#### 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	5 Mount Ida Av HAWTHORN EAST 3123	\$3,425,000	19/10/2024
2	22 Wiseman St HAWTHORN EAST 3123	\$3,300,000	07/09/2024
3	16 Cole St HAWTHORN EAST 3123	\$3,280,000	04/12/2024

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:



**Property Type:** House (Res)

**Land Size:** 720 sqm approx

Agent Comments

## Comparable Properties



### 5 Mount Ida Av HAWTHORN EAST 3123 (REI/VG)



**Price:** \$3,425,000

**Method:** Auction Sale

**Date:** 19/10/2024

**Property Type:** House (Res)

**Land Size:** 658 sqm approx

Agent Comments



### 22 Wiseman St HAWTHORN EAST 3123 (REI/VG)



**Price:** \$3,300,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House (Res)

**Land Size:** 654 sqm approx

Agent Comments



### 16 Cole St HAWTHORN EAST 3123 (REI/VG)



**Price:** \$3,280,000

**Method:** Sold Before Auction

**Date:** 04/12/2024

**Property Type:** House (Res)

**Land Size:** 641 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511