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<br>Including suburb and postcode | 16 Cole Street, Hawthorn East Vic 3123 |

## Indicative selling price

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

Range between $2,980,000 & $3,200,000

## 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 | 5 Mount Ida Av HAWTHORN EAST 3123 | $3,425,000 | 19/10/2024 |
| 2 | 48 Campbell Gr HAWTHORN EAST 3123 | $2,765,000 | 15/10/2024 |
| 3 | | | |

**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: 14/11/2024 09:37

# 16 Cole Street, Hawthorn East Vic 3123




4 2 2

**Property Type:** House
**Land Size:** 641 sqm approx

Agent Comments

**Indicative Selling Price**
$2,980,000 - $3,200,000
**Median House Price**
September quarter 2024: $2,459,889

## Comparable Properties



**5 Mount Ida Av HAWTHORN EAST 3123 (REI)**

3 2 2

**Price:** $3,425,000
**Method:** Auction Sale
**Date:** 19/10/2024
**Property Type:** House (Res)
**Land Size:** 658 sqm approx

Agent Comments



**48 Campbell Gr HAWTHORN EAST 3123 (REI)**

4 1 -

**Price:** $2,765,000
**Method:** Sold Before Auction
**Date:** 15/10/2024
**Property Type:** House (Res)
**Land Size:** 697 sqm approx

Agent Comments

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.

**Account** - Marshall White | P: 03 9822 9999

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