

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

817 Burwood Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

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	28 Sercombe Gr HAWTHORN 3122	\$1,690,000	26/07/2024
2	5 Sercombe Gr HAWTHORN 3122	\$1,550,000	14/06/2024
3	18 Cambridge St HAWTHORN EAST 3123	\$1,500,000	16/11/2024

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:

21/11/2024 10:07



Campbell Ward
03 9810 5070
0402 124 939

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

September quarter 2024: \$2,459,889



3 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



28 Sercombe Gr HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$1,690,000

Method: Private Sale

Date: 26/07/2024

Property Type: House (Res)

Land Size: 207 sqm approx



5 Sercombe Gr HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 -

Price: \$1,550,000

Method: Sold Before Auction

Date: 14/06/2024

Property Type: House (Res)

Land Size: 204 sqm approx

18 Cambridge St HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$1,500,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)