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	4a Condor Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,375,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2024 to 31/12/2024 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	61a St Helens Rd HAWTHORN EAST 3123	$2,200,000	08/11/2024
2	36 Fletcher St HAWTHORN EAST 3123	$2,280,000	21/09/2024
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: 30/01/2025 16:59

4a Condor Street, Hawthorn East Vic 3123



3 2 2

Property Type: House (Res)
Land Size: 286 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending December 2024: $2,375,000

Comparable Properties



61a St Helens Rd HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $2,200,000
Method: Sold Before Auction
Date: 08/11/2024
Property Type: House (Res)

Agent Comments



36 Fletcher St HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $2,280,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 394 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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