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	7/99 PLEASANT ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$2,000,000	&	$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Hawthorn East
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
8/99 PLEASANT ROAD HAWTHORN EAST VIC 3123	$2,200,000	03-Apr-25
4/99 PLEASANT ROAD HAWTHORN EAST VIC 3123	$2,150,000	19-Apr-25

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 6 months.

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HEAVYSIDE Real Estate
P 03 9470 3390
M 0403 020 404
E admin@heavyside.co



8/99 PLEASANT ROAD HAWTHORN EAST VIC 3123

4 4 2

Sold Price RS **$2,200,000** UN

Sold Date **03-Apr-25**

Distance **0km**



4/99 PLEASANT ROAD HAWTHORN EAST VIC 3123

4 3 2

Sold Price RS **$2,150,000** UN

Sold Date **19-Apr-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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