

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 665 Hawthorn Road, Brighton East, VIC 3187

Indicative selling price

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

Single price or range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,340,000 Property type House Suburb BRIGHTON EAST
Period - From 16/02/2022 to 15/02/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	285 North Road Caulfield South Vic 3162	\$1,620,000	2022-12-23
2	331 Nepean Highway Brighton East Vic 3187	\$1,640,000	2022-12-20
3	263 Booran Road Caulfield South Vic 3162	\$1,550,000	2022-12-10

This Statement of Information was prepared on: 16/02/2023

