

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

43 Brook Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$2,160,000 Property Type House Suburb Hawthorn

Period - From 01/07/2020 to 30/09/2020 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	107 Edgevale Rd KEW 3101	\$2,170,000	05/08/2020
2	100 Power St HAWTHORN 3122	\$1,925,000	29/06/2020
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:

23/11/2020 23:42



 3  1  2

Property Type: House
Land Size: 461 (approx.) sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
September quarter 2020: \$2,160,000

Comparable Properties



107 Edgevale Rd KEW 3101 (REI/VG)

 4  2  1

Price: \$2,170,000
Method: Auction Sale
Date: 05/08/2020
Property Type: House (Res)
Land Size: 430 sqm approx

[Agent Comments](#)

Renovated house with 4 bedrooms and 2 bathrooms



100 Power St HAWTHORN 3122 (REI/VG)

 4  2  1

Price: \$1,925,000
Method: Private Sale
Date: 29/06/2020
Rooms: 5
Property Type: House (Res)
Land Size: 362 sqm approx

[Agent Comments](#)

Renovated house with 4 bedrooms & 2 bathrooms On main road

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.