

# 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 6 Westley Street, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,100,000 & \$3,300,000

### Median sale price

Median price \$2,370,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2020 to 30/09/2021 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	36 Moorhouse St CAMBERWELL 3124	\$3,272,000	21/08/2021
2	18 Violet Gr HAWTHORN 3122	\$3,220,000	20/11/2021
3	84 Malin St KEW 3101	\$3,100,000	06/11/2021

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: 17/01/2022 14:28



 3  2  2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 522 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,100,000 - \$3,300,000  
**Median House Price**  
Year ending September 2021: \$2,370,000

## Comparable Properties



**36 Moorhouse St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$3,272,000  
**Method:** Auction Sale  
**Date:** 21/08/2021  
**Property Type:** House (Res)  
**Land Size:** 595 sqm approx



**18 Violet Gr HAWTHORN 3122 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$3,220,000  
**Method:** Auction Sale  
**Date:** 20/11/2021  
**Property Type:** House (Res)



**84 Malin St KEW 3101 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$3,100,000  
**Method:** Auction Sale  
**Date:** 06/11/2021  
**Property Type:** House (Res)  
**Land Size:** 542 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088