

# 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

23 Cambridge Street, Hawthorn East Vic 3123

### Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

### Median sale price

Median price

\$2,557,500

Property Type

House

Suburb

Hawthorn East

Period - From

06/11/2023

to

05/11/2024

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	19 Launder St HAWTHORN 3122	\$2,740,000	07/09/2024
2	15 Henrietta St HAWTHORN 3122	\$3,600,000	10/08/2024
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:

06/11/2024 12:08

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3 -

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 657 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
06/11/2023 - 05/11/2024: \$2,557,500

## Comparable Properties



**19 Launder St HAWTHORN 3122 (REI)**

**Agent Comments**

5 2 2

**Price:** \$2,740,000  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** House (Res)  
**Land Size:** 571 sqm approx



**15 Henrietta St HAWTHORN 3122 (REI)**

**Agent Comments**

5 2 3

**Price:** \$3,600,000  
**Method:** Auction Sale  
**Date:** 10/08/2024  
**Property Type:** House (Res)  
**Land Size:** 606 sqm approx

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 - Heavyside**



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