

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

301/2A Berkeley Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$1,397,000 Property Type Townhouse Suburb Hawthorn

Period - From 25/07/2023 to 24/07/2024 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	2/163 Victoria Rd CAMBERWELL 3124	\$3,301,000	12/03/2024
2	1/58 Wattle Rd HAWTHORN 3122	\$3,855,000	07/03/2024
3	203/386 Glenferrie Rd MALVERN 3144	\$3,850,000	28/02/2024

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:

25/07/2024 14:58

301/2A Berkeley Street, Hawthorn Vic 3122

3 2 3

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$4,000,000 - \$4,400,000
Median Townhouse Price
25/07/2023 - 24/07/2024: \$1,397,000

Comparable Properties



2/163 Victoria Rd CAMBERWELL 3124 (REI) Agent Comments

3 3 2

Price: \$3,301,000
Method: Private Sale
Date: 12/03/2024
Property Type: Apartment
Land Size: 401 sqm approx

1/58 Wattle Rd HAWTHORN 3122 (VG) Agent Comments

3 - -

Price: \$3,855,000
Method: Sale
Date: 07/03/2024
Property Type: Strata Unit/Flat



203/386 Glenferrie Rd MALVERN 3144 (REI/VG) Agent Comments

3 2 4

Price: \$3,850,000
Method: Private Sale
Date: 28/02/2024
Property Type: Apartment

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



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