

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

12 Harrison Crescent, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$3,200,000

&

\$3,500,000

Median sale price

Median price

\$2,550,000

Property Type

House

Suburb

Hawthorn

Period - From

01/01/2023

to

31/12/2023

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	4 Dunlop Av KEW 3101	\$3,425,000	13/03/2024
2	20 Valentine Av KEW 3101	\$3,270,000	13/10/2023
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:

12/04/2024 12:54



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

Year ending December 2023: \$2,550,000

Comparable Properties



4 Dunlop Av KEW 3101 (REI)

Agent Comments

 4  3  2

Price: \$3,425,000

Method: Sold Before Auction

Date: 13/03/2024

Property Type: House (Res)



20 Valentine Av KEW 3101 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,270,000

Method: Auction Sale

Date: 13/10/2023

Property Type: House (Res)

Land Size: 490 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 - Marshall White | P: 03 9822 9999