

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

14 Oxley Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,338,000 Property Type House Suburb Hawthorn

Period - From 01/04/2023 to 30/06/2023 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	1 Glenroy Rd HAWTHORN 3122	\$2,425,000	17/06/2023
2	119 Barkers Rd KEW 3101	\$2,250,000	27/05/2023
3	13 Burwood Av HAWTHORN EAST 3123	\$2,190,000	13/07/2023

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:

25/07/2023 16:52



4 2 2

Property Type: House (Res)

Land Size: 587 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

June quarter 2023: \$2,338,000

Comparable Properties



1 Glenroy Rd HAWTHORN 3122 (REI)

Agent Comments

4 1 3

Price: \$2,425,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 508 sqm approx



119 Barkers Rd KEW 3101 (REI)

Agent Comments

4 2 3

Price: \$2,250,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)



13 Burwood Av HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 3

Price: \$2,190,000

Method: Private Sale

Date: 13/07/2023

Property Type: House

Land Size: 445 sqm approx

Account - Marshall White | P: 03 9822 9999