

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

15 Grattan Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$3,600,000 & \$3,900,000

Median sale price

Median price \$2,810,000 Property Type House Suburb Hawthorn

Period - From 01/01/2024 to 31/03/2024 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	26 Connell St HAWTHORN 3122	\$3,790,000	20/04/2024
2	5A Barry St KEW 3101	\$3,550,000	20/11/2023
3	2 Rochester St KEW 3101	\$3,500,000	30/11/2023

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:

22/04/2024 18:24



 5
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Property Type: House
Land Size: 1078 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,600,000 - \$3,900,000
Median House Price
 March quarter 2024: \$2,810,000

Comparable Properties



26 Connell St HAWTHORN 3122 (REI)

Agent Comments

 3
  2
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Price: \$3,790,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)



5A Barry St KEW 3101 (REI/VG)

Agent Comments

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Price: \$3,550,000
Method: Private Sale
Date: 20/11/2023
Property Type: House
Land Size: 797 sqm approx



2 Rochester St KEW 3101 (REI/VG)

Agent Comments

 5
  2
  2

Price: \$3,500,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 1221 sqm approx

Account - Marshall White | P: 03 9822 9999