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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,600,000		&		\$3,900,000			
Median sale p	rice							
Median price	\$2,810,000	Pro	operty Type	Hou	ISE		Suburb	Hawthorn
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress 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







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

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

Comparable Properties



26 Connell St HAWTHORN 3122 (REI)



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

Agent Comments



5A Barry St KEW 3101 (REI/VG)



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



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





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