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 | 15 Grove Road, Hawthorn Vic 3122 |
|----------------------|----------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$2,705,000 | Pro | perty Type | House | | Suburb | Hawthorn |
|---------------|-------------|-----|------------|-------|--------|--------|----------|
| Period - From | 28/02/2023 | to | 28/02/2024 | | 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 | 66 Eglinton St KEW 3101 | \$1,950,000 | 20/10/2023 |
| 2 | 15 Bell St HAWTHORN 3122 | \$1,885,000 | 28/10/2023 |
| 3 | 45 Cobden St KEW 3101 | \$1,845,000 | 01/12/2023 |

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: | 29/02/2024 13:57 |
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George Mitry 0419 370 483

> **Indicative Selling Price** \$1,800,000 - \$1,980,000 **Median House Price**

GeorgeMitry@jelliscraig.com.au

28/02/2023 - 28/02/2024: \$2,705,000





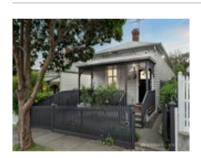
Rooms: 6

Property Type: House

Land Size: 321.223 sqm approx

Agent Comments

Comparable Properties



66 Eglinton St KEW 3101 (REI/VG)





Price: \$1,950,000

Method: Sold Before Auction

Date: 20/10/2023

Property Type: House (Res) Land Size: 280 sqm approx

Agent Comments



15 Bell St HAWTHORN 3122 (REI/VG)



Price: \$1,885,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res) Land Size: 259 sqm approx Agent Comments



45 Cobden St KEW 3101 (REI/VG)



Price: \$1,845,000 Method: Private Sale Date: 01/12/2023 Property Type: House Land Size: 429 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



