

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 Grove Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,705,000 Property 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



Rooms: 6
Property Type: House
Land Size: 321.223 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
28/02/2023 - 28/02/2024: \$2,705,000

Comparable Properties



66 Eglinton St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,950,000
Method: Sold Before Auction
Date: 20/10/2023
Property Type: House (Res)
Land Size: 280 sqm approx



15 Bell St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,885,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 259 sqm approx



45 Cobden St KEW 3101 (REI/VG)

Agent Comments



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

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