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

16 Violet Grove, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale pi	rice							
Median price	\$2,945,000	Pro	operty Type	Hou	se		Suburb	Hawthorn
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	15 Manningtree Rd HAWTHORN 3122	\$2,250,000	25/03/2024
2	342 Barkers Rd HAWTHORN 3122	\$2,135,000	07/03/2024
3	1 Berwick St CAMBERWELL 3124	\$2,053,000	21/10/2023

OR

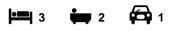
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

09/04/2024 13:44



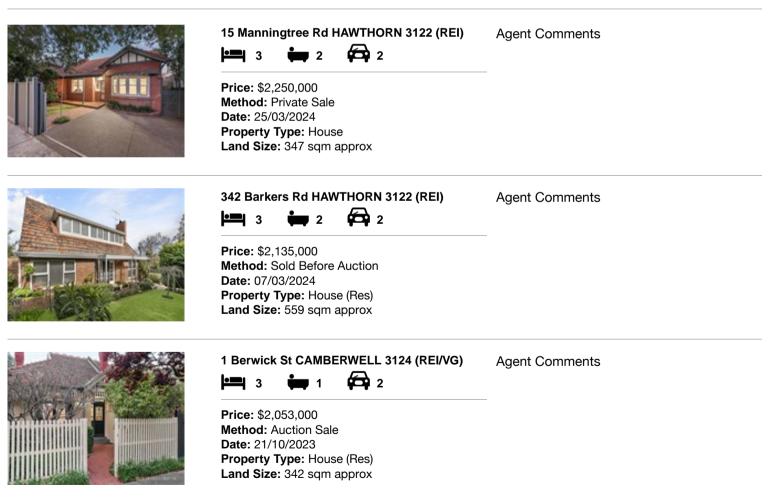




Rooms: 6 Property Type: House Land Size: 396 sqm approx Agent Comments Chris Daly 03 9810 5000 0432 056 911 ChrisDaly@jelliscraig.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price December quarter 2023: \$2,945,000

Comparable Properties



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Propertydata

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