

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 consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,945,000 Property Type House Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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	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

Indicative Selling Price
\$2,000,000 - \$2,200,000

Median House Price
December quarter 2023: \$2,945,000

Comparable Properties



15 Manningtree Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,250,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 347 sqm approx



342 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,135,000
Method: Sold Before Auction
Date: 07/03/2024
Property Type: House (Res)
Land Size: 559 sqm approx



1 Berwick St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,053,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 342 sqm approx