

# 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

17 Lawes Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,700,000 & \$4,000,000

### Median sale price

Median price \$2,810,000 Property Type House Suburb Hawthorn

Period - From 01/01/2024 to 31/03/2024 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	25 Elphin Gr HAWTHORN 3122	\$3,800,000	22/02/2024
2	26 Connell St HAWTHORN 3122	\$3,790,000	20/04/2024
3	7 Hollingsworth Av HAWTHORN 3122	\$3,600,000	10/04/2024

**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.~~

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Property Type:  
Agent Comments

Indicative Selling Price  
\$3,700,000 - \$4,000,000  
Median House Price  
March quarter 2024: \$2,810,000

## Comparable Properties



25 Elphin Gr HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$3,800,000  
Method: Private Sale  
Date: 22/02/2024  
Property Type: House  
Land Size: 1130 sqm approx



26 Connell St HAWTHORN 3122 (REI)

Agent Comments



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



7 Hollingsworth Av HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$3,600,000  
Method: Private Sale  
Date: 10/04/2024  
Property Type: House  
Land Size: 584 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408