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

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

Median sale price

Median price	\$2,810,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/05/2024 12:10









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)

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



26 Connell St HAWTHORN 3122 (REI)

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Price: \$3,790,000 Method: Auction Sale Date: 20/04/2024

Property Type: House (Res)

Agent Comments



7 Hollingsworth Av HAWTHORN 3122 (REI/VG) Agent Comments

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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





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