

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

22 Percy Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,430,000 Property Type House Suburb Hawthorn

Period - From 01/07/2022 to 30/06/2023 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	803 Burwood Rd HAWTHORN EAST 3123	\$2,700,000	25/03/2023
2	15 Hunter St KEW 3101	\$2,650,000	20/05/2023
3	3 Fashoda St HAWTHORN 3122	\$2,550,000	01/04/2023

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:

18/08/2023 14:13



5 2 2

Rooms: 7
Property Type: House
Land Size: 502 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
Year ending June 2023: \$2,430,000

Comparable Properties



803 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 3 1

Price: \$2,700,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 452 sqm approx



15 Hunter St KEW 3101 (REI/VG)

Agent Comments

4 2 4

Price: \$2,650,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 615 sqm approx



3 Fashoda St HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 1

Price: \$2,550,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House
Land Size: 272 sqm approx