

# 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

23 William 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 \$1,580,000 & \$1,680,000

### 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	58 Church St HAWTHORN 3122	\$1,685,000	14/04/2023
2	26 Hastings Rd HAWTHORN EAST 3123	\$1,660,000	05/04/2023
3	14 Roseberry St HAWTHORN EAST 3123	\$1,580,000	27/03/2023

**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:

04/08/2023 22:14



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**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 280 sqm approx  
[Agent Comments](#)

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**Indicative Selling Price**  
\$1,580,000 - \$1,680,000  
**Median House Price**  
Year ending June 2023: \$2,430,000

## Comparable Properties



58 Church St HAWTHORN 3122 (REI)

[Agent Comments](#)

3   3   2

**Price:** \$1,685,000  
**Method:** Private Sale  
**Date:** 14/04/2023  
**Property Type:** House



26 Hastings Rd HAWTHORN EAST 3123 (REI/VG)

[Agent Comments](#)

3   1   -

**Price:** \$1,660,000  
**Method:** Private Sale  
**Date:** 05/04/2023  
**Property Type:** House  
**Land Size:** 267 sqm approx



14 Roseberry St HAWTHORN EAST 3123 (REI/VG)

[Agent Comments](#)

2   1   1

**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 27/03/2023  
**Property Type:** House  
**Land Size:** 273 sqm approx

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