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

24 Illawarra Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,300,000		&		\$3,600,000			
Median sale p	rice							
Median price	\$2,810,000	Pro	operty Type	erty Type House			Suburb	Hawthorn
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Hollingsworth Av HAWTHORN 3122	\$3,600,000	10/04/2024
2	138 Victoria Rd HAWTHORN EAST 3123	\$3,400,000	02/03/2024
3			

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:

26/04/2024 08:43







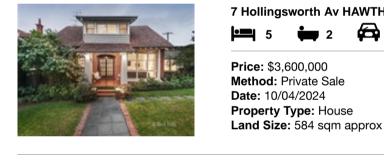


Property Type: House

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> **Indicative Selling Price** \$3,300,000 - \$3,600,000 **Median House Price** March guarter 2024: \$2,810,000

Comparable Properties



7 Hollingsworth Av HAWTHORN 3122 (REI)





138 Victoria Rd HAWTHORN EAST 3123 (REI) Agent Comments

Agent Comments



Price: \$3,400,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 708 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

propertydata



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