

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 consumer.vic.gov.au/underquoting

Range between \$3,300,000 & \$3,600,000

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	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

Comparable Properties



7 Hollingsworth Av HAWTHORN 3122 (REI)

Agent Comments



Price: \$3,600,000

Method: Private Sale

Date: 10/04/2024

Property Type: House

Land Size: 584 sqm approx



138 Victoria Rd HAWTHORN EAST 3123 (REI)

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.