

# 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

27 Edward 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 \$1,400,000 & \$1,540,000

### Median sale price

Median price \$2,945,000 Property Type House Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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	28 College St HAWTHORN 3122	\$1,590,000	18/11/2023
2	12 Sercombe Gr HAWTHORN 3122	\$1,540,000	07/10/2023
3	27 Smart St HAWTHORN 3122	\$1,490,000	26/10/2023

**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:

31/01/2024 10:42



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

December quarter 2023: \$2,945,000

## Comparable Properties



**28 College St HAWTHORN 3122 (REI)**

Agent Comments

2   1   1

**Price:** \$1,590,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 227 sqm approx



**12 Sercombe Gr HAWTHORN 3122 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$1,540,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 199 sqm approx



**27 Smart St HAWTHORN 3122 (REI)**

Agent Comments

2   1   -

**Price:** \$1,490,000

**Method:** Sold Before Auction

**Date:** 26/10/2023

**Property Type:** House (Res)

Account - Marshall White | P: 03 9822 9999