## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 27 Edward Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,540,000			
Median sale pi	rice							
Median price	\$2,945,000	Pro	operty Type	Hou	se		Suburb	Hawthorn
Period - From	01/10/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress 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







**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)

12 Sercombe Gr HAWTHORN 3122 (REI/VG)



Price: \$1,590,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 227 sqm approx Agent Comments

Agent Comments



Price: \$1,540,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res) Land Size: 199 sqm approx

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27 Smart St HAWTHORN 3122 (REI)



Price: \$1,490,000 Method: Sold Before Auction Date: 26/10/2023 Property Type: House (Res) Agent Comments

Account - Marshall White | P: 03 9822 9999



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