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 3/5 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	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$2,945,000	Pro	operty Type	Hou	ISE		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 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	2/111 Kooyongkoot Rd HAWTHORN 3122	\$1,585,000	18/11/2023
2	5/350 Auburn Rd HAWTHORN 3122	\$1,500,000	12/10/2023
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:

02/02/2024 15:59







Rooms: 6 Property Type: Flat Land Size: 308.248 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price December quarter 2023: \$2,945,000

Comparable Properties



2/111 Kooyongkoot Rd HAWTHORN 3122 Agent Comments (REI/VG)

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Price: \$1,585,000 Method: Auction Sale Date: 18/11/2023 Property Type: Townhouse (Res)

3

5/350 Auburn Rd HAWTHORN 3122 (VG) Agent Comments



Price: \$1,500,000 Method: Sale Date: 12/10/2023 Property Type: Flat/Unit/Apartment (Res)

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 - Marshall White | P: 03 9822 9999

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