

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

4 Edward Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,445,000 Property Type House Suburb Hawthorn

Period - From 19/07/2022 to 18/07/2023 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 | 3 Fashoda St HAWTHORN 3122 | \$2,550,000 | 01/04/2023 |
| 2 | 11 Temple St HAWTHORN EAST 3123 | \$2,500,000 | 25/03/2023 |
| 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: 19/07/2023 10:21



3 2 2

Rooms: 5
Property Type: House (Res)
Agent Comments

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Indicative Selling Price
\$2,400,000 - \$2,600,000

Median House Price
19/07/2022 - 18/07/2023: \$2,445,000

Comparable Properties



3 Fashoda St HAWTHORN 3122 (REI)

Agent Comments

3 2 1

Price: \$2,550,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House



11 Temple St HAWTHORN EAST 3123 (REI/VG) Agent Comments

3 2 -

Price: \$2,500,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 351 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.

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