

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

40 Illawarra Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$3,500,000 & \$3,800,000

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 | 64 St Helens Rd HAWTHORN EAST 3123 | \$3,800,000 | 08/12/2023 |
| 2 | 7 Hollingsworth Av HAWTHORN 3122 | \$3,600,000 | 10/04/2024 |
| 3 | 17 Caroline St HAWTHORN EAST 3123 | \$3,580,000 | 16/03/2024 |

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:

30/04/2024 09:08

40 Illawarra Road, Hawthorn Vic 3122



 4  2  2

Rooms: 8
Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,800,000
Median House Price
March quarter 2024: \$2,810,000

Comparable Properties



64 St Helens Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 5  2  2

Price: \$3,800,000
Method: Sold Before Auction
Date: 08/12/2023
Property Type: House (Res)
Land Size: 697 sqm approx



7 Hollingsworth Av HAWTHORN 3122 (REI)

Agent Comments

 5  2  1

Price: \$3,600,000
Method: Private Sale
Date: 10/04/2024
Property Type: House
Land Size: 584 sqm approx



17 Caroline St HAWTHORN EAST 3123 (REI)

Agent Comments

 4  2  5

Price: \$3,580,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 686 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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