#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

Address	40 Illawarra Road, Hawthorn Vic 3122
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

Range between \$3,500,000	&	\$3,800,000
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#### Median sale price

Median price	\$2,810,000	Pro	perty 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

7,01	aress of comparable property	1 1100	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

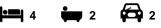
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/04/2024 09:08



Date of sale





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)

**--** 5

Price: \$3,800,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: House (Res) Land Size: 697 sqm approx **Agent Comments** 



7 Hollingsworth Av HAWTHORN 3122 (REI)

**-** 5



Agent Comments

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)

Price: \$3,580,000 Method: Auction Sale



Date: 16/03/2024 Property Type: House (Res) Land Size: 686 sqm approx

**Agent Comments** 

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