

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

41 Connell Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$2,945,000 Property Type House Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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	30 York St HAWTHORN 3122	\$2,900,000	17/02/2024
2	6 Myrtle St HAWTHORN 3122	\$2,810,000	13/03/2024
3	20 College St HAWTHORN 3122	\$2,800,000	16/11/2023

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:

08/04/2024 14:35

41 Connell Street, Hawthorn Vic 3122



 4  1  1

Rooms: 5
Property Type: House
Land Size: 367 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,970,000
Median House Price
December quarter 2023: \$2,945,000

Comparable Properties



30 York St HAWTHORN 3122 (REI)

Agent Comments

 4  2  1

Price: \$2,900,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 276 sqm approx



6 Myrtle St HAWTHORN 3122 (REI)

Agent Comments

 4  2  1

Price: \$2,810,000
Method: Private Sale
Date: 13/03/2024
Property Type: House



20 College St HAWTHORN 3122 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,800,000
Method: Auction Sale
Date: 16/11/2023
Property Type: House (Res)
Land Size: 220 sqm approx

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



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