Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

49a Connell Street, Hawthorn Vic 3122
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Indicative selling price

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

Range between \$1,850,000	&	\$2,000,000
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Median sale price

Median price	\$2,500,000	Pro	perty Type	House		Suburb	Hawthorn
Period - From	01/10/2022	to	30/09/2023		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	5 Malmsbury St HAWTHORN 3122	\$1,950,000	09/06/2023
2	15 Bell St HAWTHORN 3122	\$1,885,000	28/10/2023
3	14 Pine St HAWTHORN 3122	\$1,870,000	20/05/2023

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:	03/11/2023 16:39





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> **Indicative Selling Price** \$1,850,000 - \$2,000,000 **Median House Price**

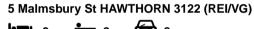
Year ending September 2023: \$2,500,000







Comparable Properties



Price: \$1,950,000

Method: Sold Before Auction

Date: 09/06/2023

Property Type: House (Res) Land Size: 171 sqm approx

15 Bell St HAWTHORN 3122 (REI)

Price: \$1,885,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res) Land Size: 259 sqm approx

14 Pine St HAWTHORN 3122 (REI/VG)

Price: \$1,870,000

Date: 20/05/2023 Property Type: House (Res)

Method: Auction Sale

Land Size: 344 sqm approx

Agent Comments

Agent Comments

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