

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 49a Connell Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$2,500,000 Property 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.~~

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Davide Letteri
03 8564 2515
0414 018 707

davide.letteri@marshallwhite.com.au

Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

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



Property Type:

Agent Comments

Comparable Properties



5 Malmsbury St HAWTHORN 3122 (REI/VG)

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$1,870,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 344 sqm approx

Account - Marshall White | P: 03 9822 9999



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