## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 5 Sercombe Grove, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$2,891,000	Pro	operty Type	Hou	ISE		Suburb	Hawthorn
Period - From	02/05/2023	to	01/05/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	30 Caroline St HAWTHORN EAST 3123	\$1,640,000	03/04/2024
2	20 Stansell St KEW 3101	\$1,585,000	30/01/2024
3	26 Sercombe Gr HAWTHORN 3122	\$1,510,000	21/03/2024

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:

02/05/2024 09:53



5 Sercombe Grove, Hawthorn Vic 3122



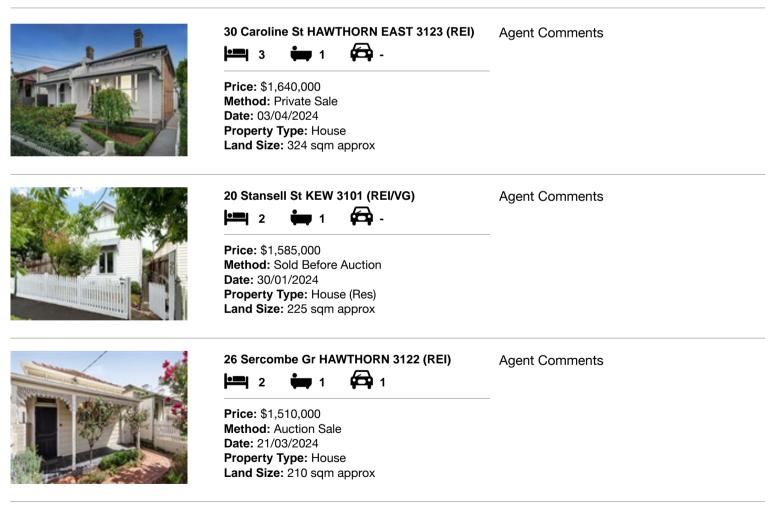




Rooms: 4 Property Type: House Land Size: 204 sqm approx Agent Comments Lloyd Lawton 03 9810 5054 0403229433 lloydlawton@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price 02/05/2023 - 01/05/2024: \$2,891,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



propertydata

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