

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

5 Sercombe Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,891,000 Property Type House Suburb Hawthorn

Period - From 02/05/2023 to 01/05/2024 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	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



Rooms: 4
Property Type: House
Land Size: 204 sqm approx
Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

02/05/2023 - 01/05/2024: \$2,891,000

Comparable Properties



30 Caroline St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,640,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 324 sqm approx



20 Stansell St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,585,000
Method: Sold Before Auction
Date: 30/01/2024
Property Type: House (Res)
Land Size: 225 sqm approx



26 Sercombe Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,510,000
Method: Auction Sale
Date: 21/03/2024
Property Type: House
Land Size: 210 sqm approx

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