

# 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 6 Bell Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,550,000 & \$2,750,000

### Median sale price

Median price \$2,338,000 Property Type House Suburb Hawthorn

Period - From 01/04/2023 to 30/06/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

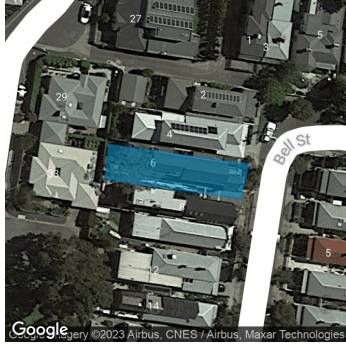
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Elgin St HAWTHORN 3122	\$2,720,000	02/09/2023
2	14 Oxley Rd HAWTHORN 3122	\$2,670,000	19/08/2023
3	8 Carson Cr HAWTHORN 3122	\$2,595,000	10/09/2023

**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: 12/09/2023 16:04



**Property Type:** House (Res)

**Land Size:** 249 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,550,000 - \$2,750,000

**Median House Price**

June quarter 2023: \$2,338,000

## Comparable Properties



**8 Elgin St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$2,720,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)



**14 Oxley Rd HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$2,670,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** House (Res)

**Land Size:** 542 sqm approx



**8 Carson Cr HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$2,595,000

**Method:** Auction Sale

**Date:** 10/09/2023

**Property Type:** House

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