

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 Chrystobel Crescent, Hawthorn Vic 3122

Indicative selling price

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

Range between \$4,500,000 & \$4,950,000

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	17 Rae St HAWTHORN 3122	\$4,910,000	12/08/2023
2			
3			

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: 23/08/2023 12:50

6 Chrystobel Crescent, Hawthorn Vic 3122



4 2 4

Property Type: House

Mike Beardsley
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Indicative Selling Price

\$4,500,000 - \$4,950,000

Median House Price

June quarter 2023: \$2,338,000

Comparable Properties



17 Rae St HAWTHORN 3122 (REI)

Agent Comments

4 1 2

Price: \$4,910,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 807 sqm approx

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.

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



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