

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 Hugh Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,592,500 Property Type House Suburb Hawthorn East

Period - From 11/01/2023 to 10/01/2024 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	6 Muswell Hill GLEN IRIS 3146	\$2,730,000	17/10/2023
2	62 Rowell Av CAMBERWELL 3124	\$2,565,000	28/10/2023
3	22 Kerr Cr CAMBERWELL 3124	\$2,500,000	22/10/2023

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:

11/01/2024 11:07



 4
  2
  2

Property Type: House (Res)
Land Size: 613 sqm approx

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

11/01/2023 - 10/01/2024: \$2,592,500

Comparable Properties



6 Muswell Hill GLEN IRIS 3146 (REI)

Agent Comments

 4
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  2

Price: \$2,730,000

Method: Sold Before Auction

Date: 17/10/2023

Property Type: House (Res)

Land Size: 697 sqm approx



62 Rowell Av CAMBERWELL 3124 (REI)

Agent Comments

 3
  2
  2

Price: \$2,565,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 776 sqm approx



22 Kerr Cr CAMBERWELL 3124 (REI)

Agent Comments

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  2
  2

Price: \$2,500,000

Method: Private Sale

Date: 22/10/2023

Property Type: House (Res)

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