

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

74 Melville Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,430,000 Property Type House Suburb Hawthorn

Period - From 01/07/2022 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	23 Fordholm Rd HAWTHORN 3122	\$2,410,000	30/05/2023
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: 26/09/2023 17:01

74 Melville Street, Hawthorn Vic 3122



Rooms: 5
Property Type: House

James Fitzpatrick
03 9810 5000
0439 467 040
jamesfitzpatrick@jellisrcraig.com.au

Indicative Selling Price
\$2,400,000 - \$2,600,000

Median House Price
Year ending June 2023: \$2,430,000

Comparable Properties



23 Fordholm Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$2,410,000
Method: Private Sale
Date: 30/05/2023
Property Type: House
Land Size: 442 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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