

# 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 8/10-12 William 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 \$880,000 & \$950,000

### Median sale price

Median price \$1,382,000 Property Type Townhouse Suburb Hawthorn

Period - From 06/05/2023 to 05/05/2024 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	5/9 Peel St KEW 3101	\$950,000	09/03/2024
2	12/78 Auburn Rd HAWTHORN 3122	\$895,000	17/02/2024
3	5/765 Burwood Rd HAWTHORN EAST 3123	\$815,000	13/03/2024

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: 06/05/2024 15:47

8/10-12 William Street, Hawthorn Vic 3122



2 1 1

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$950,000  
**Median Townhouse Price**  
06/05/2023 - 05/05/2024: \$1,382,000

## Comparable Properties



**5/9 Peel St KEW 3101 (REI)**

**Agent Comments**

2 2 1

**Price:** \$950,000  
**Method:** Sold Before Auction  
**Date:** 09/03/2024  
**Property Type:** Townhouse (Res)



**12/78 Auburn Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$895,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Townhouse (Res)



**5/765 Burwood Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2 2 2

**Price:** \$815,000  
**Method:** Sold Before Auction  
**Date:** 13/03/2024  
**Property Type:** Townhouse (Res)

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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