Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 85 Illawarra Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$6,000,000		&		\$6,500,000			
Median sale p	rice							
Median price	\$2,945,000	Pro	operty Type	Ηοι	ise		Suburb	Hawthorn
Period - From	01/10/2023	to	31/12/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	31 Cole St HAWTHORN EAST 3123	\$6,980,000	11/12/2023
2	37 Somers Av MALVERN 3144	\$6,650,000	24/01/2024
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:

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Rooms: 18 Property Type: House Land Size: 697sqm approx Indicative Selling Price \$6,000,000 - \$6,500,000 Median House Price December quarter 2023: \$2,945,000

Comparable Properties



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.

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propertydata



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