

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

24a Hunter Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$2,663,500 Property Type House Suburb Hawthorn

Period - From 01/04/2021 to 31/03/2022 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	42 Bell St HAWTHORN 3122	\$1,225,000	28/05/2022
2	69 Harold St HAWTHORN EAST 3123	\$1,190,000	02/04/2022
3	25 Carnarvon St HAWTHORN EAST 3123	\$1,100,000	13/01/2022

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: 15/06/2022 10:07



Rooms: 6

Property Type: Flat

Land Size: 225.09 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending March 2022: \$2,663,500

Comparable Properties



42 Bell St HAWTHORN 3122 (REI)

[Agent Comments](#)



Price: \$1,225,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)



69 Harold St HAWTHORN EAST 3123 (REI)

[Agent Comments](#)



Price: \$1,190,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)



25 Carnarvon St HAWTHORN EAST 3123 (REI/VG)

[Agent Comments](#)



Price: \$1,100,000

Method: Private Sale

Date: 13/01/2022

Property Type: House

Land Size: 225 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897