

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

41 Brook Street, Hawthorn Vic 3122

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 \$2,497,500

Property Type House

Suburb Hawthorn

Period - From 29/09/2020

to

28/09/2021

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.

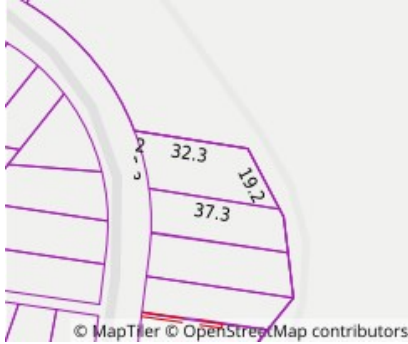
	Address of comparable property	Price	Date of sale
1	67 Mason St HAWTHORN 3122	\$2,830,000	26/06/2021
2	31 Brook St HAWTHORN 3122	\$2,575,000	24/07/2021
3	122 Riversdale Rd HAWTHORN 3122	\$2,570,000	22/05/2021

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:

29/09/2021 22:36



 4  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 531 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

29/09/2020 - 28/09/2021: \$2,497,500

Comparable Properties



67 Mason St HAWTHORN 3122 (REI)

 3  1  1

Price: \$2,830,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 404 sqm approx

Agent Comments

This property is within a close proximity to 41 Brook Street. Though the land size is smaller, it is not affected by vegetation and the dwelling has undergone a seemingly recent extensive renovation.



31 Brook St HAWTHORN 3122 (REI/VG)

 3  2  -

Price: \$2,575,000

Method: Auction Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 216 sqm approx

Agent Comments

This is a sale within the same street. Please note that the property is on a smaller allotment of land; however, has undergone an extensive update, which Brook Street will require.



122 Riversdale Rd HAWTHORN 3122 (REI/VG)

 4  2  2

Price: \$2,570,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 560 sqm approx

Agent Comments

This property is on a slightly larger allotment of land and was presented in a newer condition; however is located on the main road, which presumably would have negatively affected the end result.

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