

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

4/26 Redfern Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,317,000

Property Type Townhouse

Suburb Hawthorn East

Period - From 14/11/2021

to

13/11/2022

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	1 Serle La HAWTHORN 3122	\$1,300,000	30/08/2022
2	1d Robinson Rd HAWTHORN 3122	\$1,200,000	18/06/2022
3	1/16 Liddiard St HAWTHORN 3122	\$1,154,000	05/11/2022

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:

14/11/2022 15:52



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

14/11/2021 - 13/11/2022: \$1,317,000

Comparable Properties



1 Serle La HAWTHORN 3122 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Private Sale

Date: 30/08/2022

Property Type: Townhouse (Single)



1d Robinson Rd HAWTHORN 3122 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Townhouse (Res)



1/16 Liddiard St HAWTHORN 3122 (REI)

Agent Comments

 3  1  2

Price: \$1,154,000

Method: Auction Sale

Date: 05/11/2022

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199