

# 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

51 Grove Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,600,000

&

\$2,800,000

### Median sale price

Median price \$2,400,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2022

to

31/12/2022

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	502 Glenferrie Rd HAWTHORN 3122	\$2,820,000	05/01/2023
2	52 Kent St KEW 3101	\$2,800,000	19/11/2022
3	26 Evansdale Rd HAWTHORN 3122	\$2,650,000	07/12/2022

**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:

08/02/2023 07:39



4   
 2   
 1

**Rooms:** home office

**Property Type:** House (Res)

**Land Size:** 371 sqm approx

**Agent Comments**

Generous bungalow with 4th bedroom and home office options, immaculately renovated Master ensuite/ dressing room and family bathroom/ laundry

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

December quarter 2022: \$2,400,000

## Comparable Properties



**502 Glenferrie Rd HAWTHORN 3122 (REI)**

**Agent Comments**

4   
 3   
 2

**Price:** \$2,820,000

**Method:** Private Sale

**Date:** 05/01/2023

**Property Type:** House

**Land Size:** 565 sqm approx



**52 Kent St KEW 3101 (VG)**

**Agent Comments**

5   
 -   
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**Price:** \$2,800,000

**Method:** Sale

**Date:** 19/11/2022

**Property Type:** House (Res)

**Land Size:** 465 sqm approx



**26 Evansdale Rd HAWTHORN 3122 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$2,650,000

**Method:** Auction Sale

**Date:** 07/12/2022

**Property Type:** House (Res)

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088