

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

1E Simpson Place, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,870,000

&

\$1,925,000

Median sale price

Median price \$2,595,000

Property Type House

Suburb Hawthorn

Period - From 01/07/2021

to 30/09/2021

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	107/33 Wattle Rd HAWTHORN 3122	\$1,825,000	19/10/2021
2	9 Palmer St RICHMOND 3121	\$1,950,000	14/10/2021
3	47 Glass St RICHMOND 3121	\$1,950,000	28/10/2021

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:

25/11/2021 17:06



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,870,000 - \$1,925,000

Median House Price

September quarter 2021: \$2,595,000

Comparable Properties



107/33 Wattle Rd HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$1,825,000

Method: Private Sale

Date: 19/10/2021

Property Type: Apartment



9 Palmer St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,950,000

Method: Auction Sale

Date: 14/10/2021

Property Type: House (Res)



47 Glass St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,950,000

Method: Sold Before Auction

Date: 28/10/2021

Property Type: House (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017