

# 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

16 Scotch Circuit, Hawthorn Vic 3122

### Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

### Median sale price

Median price \$2,810,000

Property Type House

Suburb Hawthorn

Period - From 01/01/2024

to 31/03/2024

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	1/17 Talbot Cr KOOYONG 3144	\$1,850,000	20/03/2024
2	13/573 Glenferrie Rd HAWTHORN 3122	\$1,750,000	08/11/2023
3	18a Kaikoura Av HAWTHORN EAST 3123	\$1,701,000	14/12/2023

**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:

19/04/2024 13:55



 3   
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  3

**Property Type:** Townhouse (Res)

**Land Size:** 190 sqm approx

**Agent Comments**

Single Garage, 2 additional off street car spaces, downstairs sitting room/ home office/ guest bedroom option

**Indicative Selling Price**

\$1,700,000 - \$1,850,000

**Median House Price**

March quarter 2024: \$2,810,000

## Comparable Properties



1/17 Talbot Cr KOOYONG 3144 (REI)

Agent Comments

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**Price:** \$1,850,000

**Method:** Sold Before Auction

**Date:** 20/03/2024

**Property Type:** Townhouse (Res)



13/573 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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  2

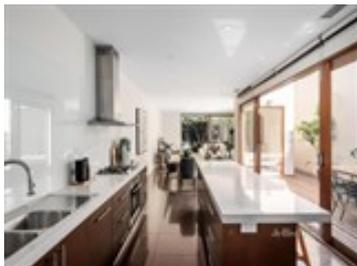
**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 08/11/2023

**Property Type:** Townhouse (Single)

**Land Size:** 2159 sqm approx



18a Kaikoura Av HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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**Price:** \$1,701,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** House

**Land Size:** 266 sqm approx

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