## 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

83 Elgin Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$2,102,000	Pro	Property Type Ho		ouse		Suburb	Hawthorn	
Period - From	01/10/2020	to	31/12/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	9 William St HAWTHORN 3122	\$1,665,000	01/12/2020
2	18 Leslie St HAWTHORN 3122	\$1,627,000	25/02/2021
3			

OR

**B**<sup>\*</sup> 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:

06/04/2021 19:14



# woodards 🚾





Rooms: 5 Property Type: House Land Size: 339.712 sqm approx Agent Comments Caroline Hammill 9805 1111 0418 334 561 chammill@woodards.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price December quarter 2020: \$2,102,000

# **Comparable Properties**

9 William St HAWTHORN 3122 (REI/VG) 2 1 2 2 2 Price: \$1,665,000 Method: Private Sale Date: 01/12/2020 Property Type: House Land Size: 266 sqm approx	Agent Comments This existing dwelling is a similar style and is in a better condition; however, it shares a common wall.		
18 Leslie St HAWTHORN 3122 (REI) 4 1 2 Price: \$1,627,000 Method: Private Sale Date: 25/02/2021 Property Type: House	Agent Comments		

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. 83 Elgin Street is quite unique and the agent has struggled to find disclosed sales that are comparable in terms of location, specifications, land size, condition and works that may be required.

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.