

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,600,000

&

\$1,700,000

### Median sale price

Median price

\$2,102,000

Property Type

House

Suburb

Hawthorn

Period - From

01/10/2020

to

31/12/2020

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	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\*~~ 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

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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

December quarter 2020: \$2,102,000



**Rooms:** 5

**Property Type:** House

**Land Size:** 339.712 sqm approx

Agent Comments

## Comparable Properties



**9 William St HAWTHORN 3122 (REI/VG)**



**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)**



**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.