

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

7/45-49 Linda Crescent, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,457,500

Property Type Townhouse

Suburb Hawthorn

Period - From 19/11/2020

to

18/11/2021

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.

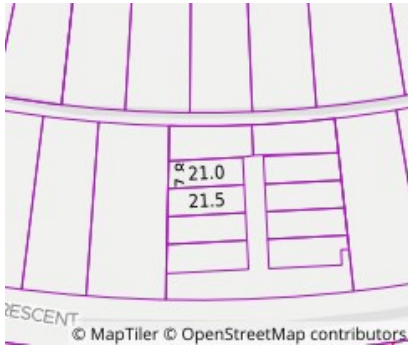
	Address of comparable property	Price	Date of sale
1	1/33 Foley St KEW 3101	\$1,275,000	18/08/2021
2	5/1 Kinkora Rd HAWTHORN 3122	\$1,127,500	21/10/2021
3	5/162 Power St HAWTHORN 3122	\$915,000	23/10/2021

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:

19/11/2021 12:14



 2  1  2

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Townhouse Price
19/11/2020 - 18/11/2021: \$1,457,500

Comparable Properties



1/33 Foley St KEW 3101 (REI)

 3  1  2

Price: \$1,275,000
Method: Private Sale
Date: 18/08/2021
Property Type: Townhouse (Single)

Agent Comments

This property has one extra bedroom and its own street frontage, but is a Kew address.



5/1 Kinkora Rd HAWTHORN 3122 (REI)

 2  2  1

Price: \$1,127,500
Method: Auction Sale
Date: 21/10/2021
Property Type: Unit

Agent Comments

Similar location to Linda Crescent; however, offers an extra bathroom and has one less car space.



5/162 Power St HAWTHORN 3122 (REI)

 3  2  2

Price: \$915,000
Method: Auction Sale
Date: 23/10/2021
Property Type: Unit

Agent Comments

This property offers one extra bedroom, one extra bathroom, but is located on a main road.

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