

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

1 & 3 Ercildoune Avenue, Hawthorn Vic 3122

Indicative selling price

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

Range between \$4,500,000

&

\$4,700,000

Median sale price

Median price \$2,450,000

Property Type House

Suburb Hawthorn

Period - From 01/07/2020

to 30/06/2021

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	58 Wattle Rd HAWTHORN 3122	\$5,000,000	23/03/2021
2	76 Robinson Rd HAWTHORN 3122	\$4,510,000	30/06/2021
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:

20/09/2021 11:46



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Property Type: House
Land Size: 1156 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,700,000
Median House Price
Year ending June 2021: \$2,450,000

Comparable Properties



58 Wattle Rd HAWTHORN 3122 (VG)

Agent Comments

3 - -

Price: \$5,000,000
Method: Sale
Date: 23/03/2021
Property Type: House (Res)
Land Size: 1272 sqm approx



76 Robinson Rd HAWTHORN 3122 (REI)

Agent Comments

5 3 4

Price: \$4,510,000
Method: Sold Before Auction
Date: 30/06/2021
Property Type: House (Res)
Land Size: 864 sqm approx

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.

Account - Thomson | P: 03 95098244 | F: 95009693