# 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

17 Edgerton Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	ו \$1,600,000		&		\$1,760,000				
Median sale price									
Median price	\$2,400,000	Property Type Ho		Hou	use		Suburb	Hawthorn	
Period - From	01/10/2022	to	31/12/2022		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	15 Elgin St HAWTHORN 3122	\$1,700,000	13/12/2022
2	24 Bowen St HAWTHORN 3122	\$1,550,000	31/08/2022
3	24 Melville St HAWTHORN 3122	\$1,425,000	18/02/2023

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:

22/02/2023 11:13







**Property Type:** House **Land Size:** 215 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price December quarter 2022: \$2,400,000

# **Comparable Properties**

15 Elgin St HAWTHORN 3122 (REI/VG) → 3 → 1 → - Price: \$1,700,000 Method: Private Sale Date: 13/12/2022 Property Type: House Land Size: 238 sqm approx	Agent Comments
24 Bowen St HAWTHORN 3122 (REI/VG) 2 1 2 Price: \$1,550,000 Method: Private Sale Date: 31/08/2022 Property Type: House Land Size: 205 sqm approx	Agent Comments Only one bathroom
24 Melville St HAWTHORN 3122 (REI) 2 1 2 Price: \$1,425,000 Method: Auction Sale Date: 18/02/2023 Property Type: House (Res) Land Size: 224 sqm approx	Agent Comments Unrenovated proeprty with only one bathroom

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



propertydata

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