

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 between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,400,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2022

to 31/12/2022

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	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



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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)

Agent Comments

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Price: \$1,700,000
Method: Private Sale
Date: 13/12/2022
Property Type: House
Land Size: 238 sqm approx



24 Bowen St HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$1,550,000
Method: Private Sale
Date: 31/08/2022
Property Type: House
Land Size: 205 sqm approx



24 Melville St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$1,425,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 224 sqm approx

Unrenovated proeprty with only one bathroom