

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

2/45-49 Linda Crescent, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$1,745,000

Median sale price

Median price

\$2,800,000

Property Type

House

Suburb

Hawthorn

Period - From

01/10/2023

to

30/09/2024

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	5/27 Auburn Gr HAWTHORN EAST 3123	\$1,768,800	08/08/2024
2	7/17 Pakington St KEW 3101	\$1,865,000	03/08/2024
3	16 Scotch Cirt HAWTHORN 3122	\$1,790,000	23/05/2024

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:

16/11/2024 15:59

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Indicative Selling Price
\$1,745,000

Median House Price

Year ending September 2024: \$2,800,000



 3  2  2

Property Type: Townhouse (Res)
Agent Comments

Comparable Properties



5/27 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,768,800
Method: Sold Before Auction
Date: 08/08/2024
Property Type: Townhouse (Res)



7/17 Pakington St KEW 3101 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,865,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)



16 Scotch Cirt HAWTHORN 3122 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,790,000
Method: Private Sale
Date: 23/05/2024
Property Type: House (Res)
Land Size: 190 sqm approx

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