

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

4/15 Illawarra Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2024 to 31/12/2024 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 | 4/639 Toorak Rd TOORAK 3142 | \$551,000 | 20/09/2024 |
| 2 | 1/107 Victoria Rd HAWTHORN EAST 3123 | \$580,000 | 30/08/2024 |
| 3 | 23/174 Power St HAWTHORN 3122 | \$585,000 | 10/08/2024 |

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:

31/01/2025 11:49

Luke Saville
0437 720 806
lukesaville@theagency.com.au



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
Year ending December 2024: \$580,000

Comparable Properties



4/639 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

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Price: \$551,000
Method: Private Sale
Date: 20/09/2024
Property Type: Apartment



1/107 Victoria Rd HAWTHORN EAST 3123 (VG)

Agent Comments

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Price: \$580,000
Method: Sale
Date: 30/08/2024
Property Type: Strata Unit/Flat



23/174 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$585,000
Method: Sold Before Auction
Date: 10/08/2024
Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



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