## 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$590,000			
Median sale pi	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2024	to	31/12/2024		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.

Ad	dress 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



4/15 Illawarra Road, Hawthorn Vic 3122

### THE AGENCY

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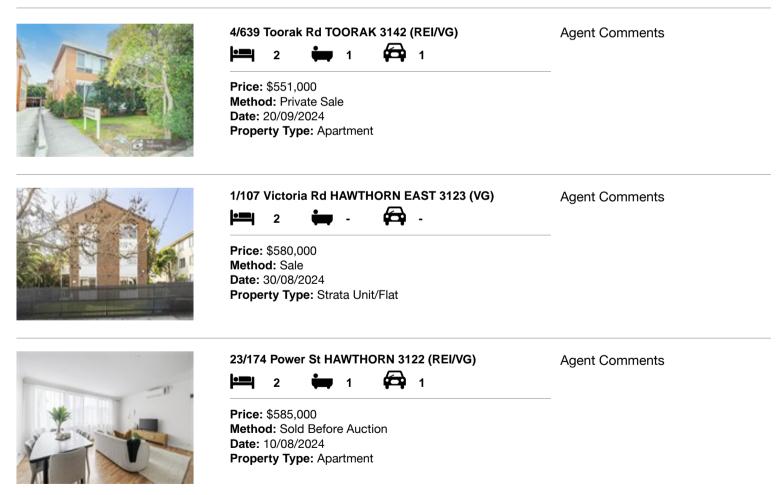




**Property Type:** Apartment Agent Comments

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

# **Comparable Properties**



#### Account - The Agency Victoria | P: 03 8578 0388



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