

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

38/17-25 Yarra Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,425,000

Property Type

Townhouse

Suburb

Hawthorn

Period - From

24/05/2023

to

23/05/2024

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	7/48 Oxley Rd HAWTHORN 3122	\$1,205,000	16/03/2024
2	7/30 Wellington St KEW 3101	\$1,180,000	01/02/2024
3	4/323 Church St RICHMOND 3121	\$1,168,500	18/04/2024

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:

24/05/2024 14:35

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3 0 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
24/05/2023 - 23/05/2024: \$1,425,000

Comparable Properties



7/48 Oxley Rd HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$1,205,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Res)



7/30 Wellington St KEW 3101 (REI/VG)

Agent Comments

3 2 1

Price: \$1,180,000
Method: Sold Before Auction
Date: 01/02/2024
Property Type: Townhouse (Res)



4/323 Church St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,168,500
Method: Sold Before Auction
Date: 18/04/2024
Property Type: Townhouse (Res)