Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	8/3 Harrison Crescent, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,000	&	\$550,000
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Median sale price

Median price	\$580,000	Pro	perty Type	Jnit]	Suburb	Hawthorn
Period - From	01/01/2024	to	31/12/2024	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	10/11 Oshaughnessy St KEW 3101	\$560,000	26/02/2025
2	5/53 Grove Rd HAWTHORN 3122	\$552,000	22/02/2025
3	28/70A Church St HAWTHORN 3122	\$550,000	07/12/2024

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:	17/03/2025 16:58



Date of sale

THE AGENCY

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

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending December 2024: \$580,000





Comparable Properties



10/11 Oshaughnessy St KEW 3101 (REI)

2

Price: \$560,000 Method: Private Sale Date: 26/02/2025 Property Type: Unit

Agent Comments



5/53 Grove Rd HAWTHORN 3122 (REI)

2

Agent Comments

Agent Comments

Price: \$552,000 Method: Auction Sale Date: 22/02/2025 Property Type: Unit



28/70A Church St HAWTHORN 3122 (REI)

Price: \$550,000 Method: Auction Sale Date: 07/12/2024 Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388





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