

# 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

1/25 Illawarra Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$489,000

### Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2021

to

30/09/2021

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	11/28 Wattle Rd HAWTHORN 3122	\$490,000	11/09/2021
2	13/140 Riversdale Rd HAWTHORN 3122	\$480,000	15/10/2021
3	13/28 Wattle Rd HAWTHORN 3122	\$460,000	14/07/2021

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:

09/11/2021 13:59



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$489,000

**Median Unit Price**

September quarter 2021: \$540,000

## Comparable Properties



**11/28 Wattle Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$490,000

**Method:** Private Sale

**Date:** 11/09/2021

**Property Type:** Apartment



**13/140 Riversdale Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$480,000

**Method:** Private Sale

**Date:** 15/10/2021

**Property Type:** Apartment



**13/28 Wattle Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$460,000

**Method:** Private Sale

**Date:** 14/07/2021

**Property Type:** Apartment

**Account** - The Agency Boroondara | P: 03 8578 0399