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 co	onsumer.vic.gov.au/underquoting
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Single price \$489,000

Median sale price

Median price	\$540,000	Pro	perty Type Unit	t		Suburb	Hawthorn
Period - From	01/07/2021	to	30/09/2021	Sou	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.

Ado	dress 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)



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)



Price: \$460,000 Method: Private Sale Date: 14/07/2021 Property Type: Apartment

Account - The Agency Boroondara | P: 03 8578 0399



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Agent Comments

Agent Comments