## 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

11 Fordholm Road, Hawthorn Vic 3122

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |                   |            |    |             |        |          |  |
|--------------------------------------------------------------------|---------------|-------------------|------------|----|-------------|--------|----------|--|
| Range betweer                                                      | ו \$2,700,000 |                   | &          |    | \$2,900,000 |        |          |  |
| Median sale price                                                  |               |                   |            |    |             |        |          |  |
| Median price                                                       | \$2,417,500   | Property Type Hou |            | se |             | Suburb | Hawthorn |  |
| Period - From                                                      | 01/07/2022    | to                | 30/09/2022 |    | 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.

| Add | dress of comparable property | Price       | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1   | 2 Henry St HAWTHORN 3122     | \$3,100,000 | 17/09/2022   |
| 2   | 371 Auburn Rd HAWTHORN 3122  | \$2,864,000 | 23/06/2022   |
| 3   | 3 Vicars St HAWTHORN 3122    | \$2,800,000 | 18/06/2022   |

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:

17/10/2022 09:46







Property Type: House Land Size: 669 (approx.) sqm approx Agent Comments Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price September quarter 2022: \$2,417,500

# **Comparable Properties**

| 2 Henry St HAWTHORN 3122 (REI)<br>4 2 2 1<br>Price: \$3,100,000<br>Method: Auction Sale<br>Date: 17/09/2022<br>Property Type: House (Res)<br>Land Size: 577 sqm approx                                            | Agent Comments<br>Fully renovated property                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 371 Auburn Rd HAWTHORN 3122 (REI)Image: 5Image: 6Image: 5Image: 6Price: \$2,864,000Image: 6Method: Sold Before AuctionImage: 6Date: 23/06/2022Image: 6Property Type: House (Res)Image: 6Land Size: 690 sqm approx | Agent Comments<br>Similar land size with 5 bedroom Main road<br>address |
| 3 Vicars St HAWTHORN 3122 (REI/VG)<br>4 2 3<br>Price: \$2,800,000<br>Method: Auction Sale<br>Date: 18/06/2022<br>Property Type: House<br>Land Size: 728 sqm approx                                                | Agent Comments<br>Slightly larger land size Narrow Street               |

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



Propertydata

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