

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 between \$2,700,000

&

\$2,900,000

Median sale price

Median price \$2,417,500

Property Type House

Suburb Hawthorn

Period - From 01/07/2022

to

30/09/2022

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	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



 2  2  2

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)

 4  2  1

Price: \$3,100,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 577 sqm approx

Agent Comments

Fully renovated property



371 Auburn Rd HAWTHORN 3122 (REI)

 5  4  5

Price: \$2,864,000
Method: Sold Before Auction
Date: 23/06/2022
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments

Similar land size with 5 bedroom Main road address



3 Vicars St HAWTHORN 3122 (REI/VG)

 4  2  3

Price: \$2,800,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House
Land Size: 728 sqm approx

Agent Comments

Slightly larger land size Narrow Street