

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 3/39 Lawson Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,375,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2024 to 31/12/2024 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	2/7 Denman Av GLEN IRIS 3146	\$1,900,000	24/08/2024
2			
3			

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: 24/02/2025 09:12

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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending December 2024: \$2,375,000



 3  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties

2/7 Denman Av GLEN IRIS 3146 (VG)

Agent Comments

 3  -  -

Price: \$1,900,000

Method: Sale

Date: 24/08/2024

Property Type: Flat/Unit/Apartment (Res)

Land Size: 358 sqm approx

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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