

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

16 Scotch Circuit, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$2,810,000

Property Type

House

Suburb

Hawthorn

Period - From

01/01/2024

to

31/03/2024

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	3/5 Illawarra Rd HAWTHORN 3122	\$1,950,000	29/02/2024
2	1/17 Talbot Cr KOORYONG 3144	\$1,850,000	20/03/2024
3	18a Kaikoura Av HAWTHORN EAST 3123	\$1,701,000	14/12/2023

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:

20/05/2024 10:25



3 2 3

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,850,000
Median House Price
March quarter 2024: \$2,810,000

Comparable Properties



3/5 Illawarra Rd HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$1,950,000
Method: Auction Sale
Date: 29/02/2024
Property Type: House (Res)



1/17 Talbot Cr KOOYONG 3144 (REI)

Agent Comments

3 2 2

Price: \$1,850,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: Townhouse (Res)



18a Kaikoura Av HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 3 2

Price: \$1,701,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 266 sqm approx