Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 16 Scotch Circuit, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Single price	e \$1,850,000							
Median sale p	rice							
Median price	\$2,810,000	Pro	operty Type	Ηοι	ise		Suburb	Hawthorn
Period - From	01/01/2024	to	31/03/2024	ŀ	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.

Ade	dress 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 KOOYONG 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.

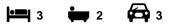
This Statement of Information was prepared on:

20/05/2024 10:25



RT Edgar





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)



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

Agent Comments

Agent Comments



1/17 Talbot Cr KOOYONG 3144 (REI)



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



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

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



property data

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