

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

10 Hawthorn Grove, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$2,050,000

Property Type House

Suburb Mckinnon

Period - From 01/10/2021

to 31/12/2021

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 Stewart St ORMOND 3204	\$1,338,000	27/11/2021
2	276 Jasper Rd MCKINNON 3204	\$1,336,000	06/10/2021
3	1/38 Loranne St BENTLEIGH 3204	\$1,300,000	13/11/2021

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:

05/02/2022 10:02



Property Type: House

Agent Comments

Comparable Properties



2 Stewart St ORMOND 3204 (REI)

Agent Comments



Price: \$1,338,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)



276 Jasper Rd MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$1,336,000

Method: Auction Sale

Date: 06/10/2021

Property Type: House (Res)

Land Size: 392 sqm approx



1/38 Loranne St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 297 sqm approx