

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

17 Fairview Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$5,800,000

&

\$6,350,000

Median sale price

Median price \$2,445,000

Property Type House

Suburb Hawthorn

Period - From 22/06/2020

to

21/06/2021

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	67 Lisson Gr HAWTHORN 3122	\$6,010,000	14/05/2021
2	65 Kooyongkoot Rd HAWTHORN 3122	\$6,425,000	23/04/2021
3	49 Berkeley St HAWTHORN 3122	\$6,320,000	23/03/2021

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:

22/06/2021 14:14



5 2 5

Property Type: House (Res)

Land Size: 760 sqm approx

Agent Comments

Indicative Selling Price

\$5,800,000 - \$6,350,000

Median House Price

22/06/2020 - 21/06/2021: \$2,445,000

Comparable Properties



67 Lisson Gr HAWTHORN 3122 (REI)

Agent Comments

4 2 4

Price: \$6,010,000

Method: Private Sale

Date: 14/05/2021

Property Type: House

Land Size: 1105 sqm approx



65 Kooyongkoot Rd HAWTHORN 3122 (REI)

Agent Comments

4 3 2

Price: \$6,425,000

Method: Private Sale

Date: 23/04/2021

Property Type: House

Land Size: 1042 sqm approx



49 Berkeley St HAWTHORN 3122 (REI)

Agent Comments

4 2 2

Price: \$6,320,000

Method: Private Sale

Date: 23/03/2021

Property Type: House

Land Size: 1038 sqm approx