Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered for	sale								
Address Including suburb and postcode			Gro	ve, Hawthorn Vi	c 3122					
Indica	tive selling pri	ce								
For the	meaning of this	price see o	cons	sumer.vic.gov.a	u/underqua	ting				
Range between \$1,950,000				\$2,100,000						
Media	n sale price					_				
Medi	an price \$2,800	,000	Pro	operty Type Ho	use		Suburb	Hawthorn		
Period	d - From 01/10/2	2023	to	30/09/2024	So	ource	REIV			
Compa	arable property	y sales (*	*De	lete A or B be	low as ap	plica	ble)			
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							Pı	rice	Date of sale	
1										
2										
3										
OR										
B*	•	•		epresentative re wo kilometres of	•				•	
	This Statement of Information was prepared on:						on:	13/12/2024 10:42		



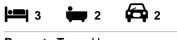
WHITEFOX

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> Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price

Year ending September 2024: \$2,800,000





Property Type: House Land Size: 213 sqm approx

Agent Comments

Comparable Properties

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 - Whitefox Real Estate | P: 96459699



