

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

20 Oak Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,450,000

Property Type House

Suburb Hawthorn

Period - From 01/07/2020

to

30/06/2021

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 | 6 Foley St KEW 3101 | \$2,300,000 | 27/07/2021 |
| 2 | 9a Brook St HAWTHORN 3122 | \$2,110,000 | 04/10/2021 |
| 3 | 83 Elgin St HAWTHORN 3122 | \$2,075,000 | 01/05/2021 |

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:

08/10/2021 15:00

20 Oak Street, Hawthorn Vic 3122



Property Type: Development Site
(Commercial)

Land Size: 926 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2021: \$2,450,000

Comparable Properties



6 Foley St KEW 3101 (REI/VG)

Agent Comments



Price: \$2,300,000

Method: Expression of Interest

Date: 27/07/2021

Property Type: House (Res)

Land Size: 338 sqm approx



9a Brook St HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,110,000

Method: Sold Before Auction

Date: 04/10/2021

Property Type: House



83 Elgin St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$2,075,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 340 sqm approx

Account - WBP Property Valuers | P: 03 9328 4400 | F: 03 9328 2595



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