

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

19 Edgerton Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,102,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2020

to 31/12/2020

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	208 Barkers Rd HAWTHORN 3122	\$1,910,000	13/11/2020
2	15 Queen St KEW 3101	\$1,875,000	07/11/2020
3	7 Edinburgh St RICHMOND 3121	\$1,750,000	19/12/2020

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:

21/03/2021 22:41



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Property Type: House
Land Size: 217 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
December quarter 2020: \$2,102,000

Comparable Properties



208 Barkers Rd HAWTHORN 3122 (REI/VG)

 4  3  2

Price: \$1,910,000
Method: Private Sale
Date: 13/11/2020
Property Type: House
Land Size: 345 sqm approx

Agent Comments

Larger land size/Situated on main road



15 Queen St KEW 3101 (REI/VG)

 3  2  -

Price: \$1,875,000
Method: Private Sale
Date: 07/11/2020
Property Type: House (Res)
Land Size: 347 sqm approx

Agent Comments

Larger land size / No car parking



7 Edinburgh St RICHMOND 3121 (REI)

 3  1  -

Price: \$1,750,000
Method: Private Sale
Date: 19/12/2020
Property Type: House
Land Size: 230 sqm approx

Agent Comments

No car parking