## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,750,000

# Property offered for sale

Address	19 Edgerton Street, Hawthorn Vic 3122
Including suburb and	
postcode	
posicode	

#### 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	Pro	perty 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)

7 Edinburgh St RICHMOND 3121

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

#### OR

3

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



19/12/2020











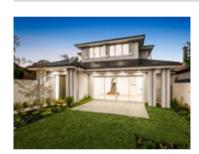
Property Type: House Land Size: 217 sqm approx

**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)





**Agent Comments** 

Larger land size/Situated on main road

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



15 Queen St KEW 3101 (REI/VG)





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)



Agent Comments No car parking

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

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



