

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

2/11 Robinson Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2021

to

30/09/2021

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	1/25 Selwood St HAWTHORN EAST 3123	\$960,000	28/10/2021
2	2/34 Illawarra Rd HAWTHORN 3122	\$880,000	15/10/2021
3	2/9 Clifton Rd HAWTHORN EAST 3123	\$865,000	28/10/2021

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:

07/11/2021 19:22



 2  1  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$890,000 - \$950,000

Median Unit Price

September quarter 2021: \$540,000

Comparable Properties



1/25 Selwood St HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Ground floor residence with larger living area

Price: \$960,000

Method: Private Sale

Date: 28/10/2021

Property Type: Apartment



2/34 Illawarra Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Similar villa unit with 1 carpark

Price: \$880,000

Method: Private Sale

Date: 15/10/2021

Property Type: Villa



2/9 Clifton Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

In original condition with 1 carpark

Price: \$865,000

Method: Private Sale

Date: 28/10/2021

Property Type: Unit