

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

61 Robinson Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$2,663,500 Property Type House Suburb Hawthorn

Period - From 01/04/2021 to 31/03/2022 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	18 Violet Gr HAWTHORN 3122	\$3,220,000	20/11/2021
2	18 College St HAWTHORN 3122	\$3,200,000	15/12/2021
3	10 Creswick St HAWTHORN 3122	\$2,950,000	24/11/2021

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:

28/04/2022 08:58



3 2 2

Property Type: House (Res)

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



18 Violet Gr HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 1

Price: \$3,220,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)

Land Size: 376 sqm approx



18 College St HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 2

Price: \$3,200,000

Method: Private Sale

Date: 15/12/2021

Property Type: House

Land Size: 298 sqm approx



10 Creswick St HAWTHORN 3122 (VG)

Agent Comments

4 - -

Price: \$2,950,000

Method: Sale

Date: 24/11/2021

Property Type: House - Attached House N.E.C.

Land Size: 272 sqm approx