Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 61 Robinson Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$2,900,000		&		\$3,190,000			
Median sale p	rice							
Median price	\$2,663,500	Pro	operty Type	Hou	se		Suburb	Hawthorn
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ade	dress 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



RT Edgar





Property Type: House (Res) **Land Size:** 615 sqm approx Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$2,900,000 - \$3,190,000 Median House Price Year ending March 2022: \$2,663,500

Comparable Properties



18 Violet Gr HAWTHORN 3122 (REI/VG)



Price: \$3,220,000 Method: Auction Sale Date: 20/11/2021 Property Type: House (Res) Land Size: 376 sqm approx Agent Comments

Agent Comments



Price: \$3,200,000 Method: Private Sale Date: 15/12/2021 Property Type: House

Land Size: 298 sqm approx

3

10 Creswick St HAWTHORN 3122 (VG)

18 College St HAWTHORN 3122 (REI/VG)

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Agent Comments



Price: \$2,950,000 Method: Sale Date: 24/11/2021 Property Type: House - Attached House N.E.C. Land Size: 272 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



propertydata

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