

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

4 Lawes Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Hawthorn

Period - From 01/01/2020 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	76 Bendigo St RICHMOND 3121	\$1,800,000	22/09/2020
2	28 Johnson St RICHMOND 3121	\$1,700,000	05/12/2020
3	9 William St HAWTHORN 3122	\$1,665,000	01/12/2020

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: 02/02/2021 13:40



3 1 1

Property Type: House (Res)

Land Size: 235 sqm approx

Agent Comments

Comparable Properties



76 Bendigo St RICHMOND 3121 (REI/VG)

Agent Comments

2 3 -

Price: \$1,800,000

Method: Private Sale

Date: 22/09/2020

Rooms: 4

Property Type: House

Land Size: 307 sqm approx



28 Johnson St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$1,700,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 237 sqm approx



9 William St HAWTHORN 3122 (REI)

Agent Comments

2 1 2

Price: \$1,665,000

Method: Private Sale

Date: 01/12/2020

Property Type: House

Land Size: 266 sqm approx