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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,600,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$2,400,000	Pro	operty Type	Hou	se		Suburb	Hawthorn
Period - From	01/01/2020	to	31/12/2020		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.

Add	dress 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









Property Type: House (Res) **Land Size:** 235 sqm approx Agent Comments George Bushby 03 9810 5087 0407 311 205 georgebushby@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending December 2020: \$2,400,000

Comparable Properties



76 Bendigo St RICHMOND 3121 (REI/VG)



Price: \$1,800,000 Method: Private Sale Date: 22/09/2020 Rooms: 4 Property Type: House Land Size: 307 sqm approx Agent Comments



28 Johnson St RICHMOND 3121 (REI/VG)

Agent Comments



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



Price: \$1,665,000 Method: Private Sale Date: 01/12/2020 Property Type: House Land Size: 266 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.