

# 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

9 William Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$2,450,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2019

to 30/09/2020

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	42 Cobden St KEW 3101	\$1,640,000	30/09/2020
2	15 Randolph St HAWTHORN 3122	\$1,606,000	29/06/2020
3	31 Smart St HAWTHORN 3122	\$1,580,000	24/06/2020

**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:

13/10/2020 12:44



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**Rooms:** 4  
**Property Type:** House  
**Land Size:** 266 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
Year ending September 2020: \$2,450,000

## Comparable Properties



**42 Cobden St KEW 3101 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,640,000  
**Method:** Private Sale  
**Date:** 30/09/2020  
**Property Type:** House



**15 Randolph St HAWTHORN 3122 (REI)**

**Agent Comments**

2   1   -

**Price:** \$1,606,000  
**Method:** Sold Before Auction  
**Date:** 29/06/2020  
**Rooms:** 3  
**Property Type:** House (Res)



**31 Smart St HAWTHORN 3122 (REI)**

**Agent Comments**

2   1   -

**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 24/06/2020  
**Property Type:** House  
**Land Size:** 209 sqm approx