

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

5 Bell Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,650,000 & \$1,795,000

Median sale price

Median price \$2,102,000 Property Type House Suburb Hawthorn

Period - From 01/10/2020 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	10 Caroline St HAWTHORN EAST 3123	\$1,840,000	13/09/2020
2	61 Roseberry St HAWTHORN EAST 3123	\$1,817,500	20/02/2021
3	42 Cobden St KEW 3101	\$1,640,000	30/09/2020

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:

22/02/2021 16:13

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Indicative Selling Price

\$1,650,000 - \$1,795,000

Median House Price

December quarter 2020: \$2,102,000



 3  2  1

Property Type: House (Res)

Agent Comments

Comparable Properties



10 Caroline St HAWTHORN EAST 3123 (VG)

Agent Comments

 3  -  -

Price: \$1,840,000

Method: Sale

Date: 13/09/2020

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

Land Size: 285 sqm approx



61 Roseberry St HAWTHORN EAST 3123 (REI)

Agent Comments

 3  2  1

Price: \$1,817,500

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 257 sqm approx



42 Cobden St KEW 3101 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,640,000

Method: Private Sale

Date: 30/09/2020

Property Type: House

Land Size: 253 sqm approx