

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 39 Hill Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,655,000 Property Type House Suburb Hawthorn

Period - From 01/01/2021 to 31/03/2021 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	77 Elgin St HAWTHORN 3122	\$2,415,000	27/03/2021
2	56 Denham St HAWTHORN 3122	\$2,095,000	28/03/2021
3	34 Hill St HAWTHORN 3122	\$2,005,000	17/11/2020

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: 27/04/2021 13:01



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2021: \$2,655,000

Comparable Properties



77 Elgin St HAWTHORN 3122 (REI)

Agent Comments

3 1 2

Price: \$2,415,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 335 sqm approx



56 Denham St HAWTHORN 3122 (REI)

Agent Comments

3 1 1

Price: \$2,095,000

Method: Private Sale

Date: 28/03/2021

Property Type: House



34 Hill St HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 1

Price: \$2,005,000

Method: Sold Before Auction

Date: 17/11/2020

Property Type: House (Res)

Land Size: 290 sqm approx