

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

13 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

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

Period - From 01/04/2020 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	8 Johnson St HAWTHORN 3122	\$2,675,000	19/06/2021
2	12 Mayston St HAWTHORN EAST 3123	\$2,971,000	22/05/2021
3	140 Edgevale Rd KEW 3101	\$2,950,000	20/02/2021

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:

29/06/2021 10:24



4 2 1

Rooms: 7
Property Type: House
Land Size: 665 sqm approx
Agent Comments

Richard Winneke
03 9810 5081
0418 136 858
richardwinneke@jellisrcraig.com.au

Indicative Selling Price
\$2,700,000 - \$2,900,000

Median House Price
Year ending March 2021: \$2,400,000

Comparable Properties



8 Johnson St HAWTHORN 3122 (REI)

Agent Comments

4 2 -

Price: \$2,675,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)



12 Mayston St HAWTHORN EAST 3123 (REI)

Agent Comments

5 3 3

Price: \$2,971,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House
Land Size: 660 sqm approx



140 Edgevale Rd KEW 3101 (REI)

Agent Comments

4 2 1

Price: \$2,950,000
Method: Auction Sale
Date: 20/02/2021
Property Type: House (Res)
Land Size: 543 sqm approx