

# 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

12 Churchill Grove, Hawthorn Vic 3122

### Indicative selling price

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

Single Price

\$3,400,000

### Median sale price

Median price

\$2,663,500

Property Type

House

Suburb

Hawthorn

Period - From

01/04/2021

to

31/03/2022

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	63 Harcourt St HAWTHORN EAST 3123	\$3,300,000	10/12/2021
2	18 College St HAWTHORN 3122	\$3,200,000	15/12/2021
3	15 Invermay Gr HAWTHORN EAST 3123	\$3,100,000	22/04/2022

**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:

18/06/2022 15:04