

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

2 Osborne Court, Hawthorn Vic 3122

Indicative selling price

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

Range between \$4,500,000

&

\$4,950,000

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	12a Harrison Cr HAWTHORN 3122	\$4,605,000	15/05/2021
2			
3			

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:

09/06/2021 10:32

2 Osborne Court, Hawthorn Vic 3122

**Jellis
Craig**

Campbell Ward

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Indicative Selling Price

\$4,500,000 - \$4,950,000

Median House Price

March quarter 2021: \$2,655,000



 5  4  2

Property Type: House

Land Size: 530sqm approx sqm
approx

[Agent Comments](#)

Comparable Properties



12a Harrison Cr HAWTHORN 3122 (REI)

[Agent Comments](#)

 4  3  2

Price: \$4,605,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 837 sqm approx

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.

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