

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

17 Fletcher Street, Hawthorn East Vic 3123
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Indicative selling price

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

Range between

\$3,550,000

 &

\$3,750,000

Median sale price

Median price

\$2,915,500

 Property Type

House

 Suburb

Hawthorn East

Period - From

01/04/2021

 to

30/06/2021

 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	9 Cowper St HAWTHORN EAST 3123	\$3,650,000	17/04/2021
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:

21/09/2021 15:14



Rooms: 8

Property Type: House

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



9 Cowper St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$3,650,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 710 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.