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	47 Hill Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $3,200,000 & $3,500,000

Median sale price

Median price $2,900,000 Property Type House Suburb Hawthorn

Period - From 25/11/2023 to 24/11/2024 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	7 Malmsbury St KEW 3101	$3,490,000	12/10/2024
2	22 Rockingham St KEW 3101	$3,700,000	15/06/2024
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: 25/11/2024 09:05

47 Hill Street, Hawthorn Vic 3122

Chris Hingston
03 8539 9025
0419 104 625
chrishingston@jelliscraig.com.au



4 3 2

Rooms: 7
Property Type: House
Land Size: 290 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000 - $3,500,000
Median House Price
25/11/2023 - 24/11/2024: $2,900,000

Comparable Properties



7 Malmsbury St KEW 3101 (REI)

4 3 2

Price: $3,490,000
Method: Private Sale
Date: 12/10/2024
Property Type: House
Land Size: 345 sqm approx

Agent Comments



22 Rockingham St KEW 3101 (REI)

4 3 2

Price: $3,700,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House

Agent Comments

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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