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<br>Including suburb and postcode | 7/37 Robinson Road, Hawthorn Vic 3122 |

## Indicative selling price

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

Range between $1,800,000 & $1,950,000

## Median sale price

Median price $1,385,000 Property Type Townhouse Suburb Hawthorn

Period - From 29/03/2022 to 28/03/2023 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 | 6a Wills St HAWTHORN EAST 3123 | $2,200,000 | 21/12/2022 |
| 2 | 4/107 Kooyongkoot Rd HAWTHORN 3122 | $1,730,000 | 24/11/2022 |
| 3 | 2/46 Riversdale Rd HAWTHORN 3122 | $1,715,000 | 18/03/2023 |

**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: 29/03/2023 10:54

# 7/37 Robinson Road, Hawthorn Vic 3122

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3 3 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$1,800,000 - $1,950,000
**Median Townhouse Price**
29/03/2022 - 28/03/2023: $1,385,000

## Comparable Properties



**6a Wills St HAWTHORN EAST 3123 (REI)**

3 2 2

**Price:** $2,200,000
**Method:** Private Sale
**Date:** 21/12/2022
**Property Type:** Townhouse (Single)

Agent Comments



**4/107 Kooyongkoot Rd HAWTHORN 3122 (REI/VG)**

3 2 2

**Price:** $1,730,000
**Method:** Auction Sale
**Date:** 24/11/2022
**Property Type:** Townhouse (Res)

Agent Comments



**2/46 Riversdale Rd HAWTHORN 3122 (REI)**

3 2 2

**Price:** $1,715,000
**Method:** Auction Sale
**Date:** 18/03/2023
**Property Type:** Townhouse (Res)

Agent Comments



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