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	42 Bell Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $2,715,000 Property Type House Suburb Hawthorn

Period - From 09/05/2021 to 08/05/2022 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	25 Carnarvon St HAWTHORN EAST 3123	$1,100,000	13/01/2022
2	89 Barkers Rd KEW 3101	$1,105,000	05/03/2022
3	69 Harold St HAWTHORN EAST 3123	$1,190,000	02/04/2022

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: 09/05/2022 17:18

42 Bell Street, Hawthorn Vic 3122



3 1 0

Property Type: House
Land Size: 191 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
09/05/2021 - 08/05/2022: $2,715,000

Comparable Properties



25 Carnarvon St HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $1,100,000
Method: Private Sale
Date: 13/01/2022
Property Type: House
Land Size: 225 sqm approx

Agent Comments



89 Barkers Rd KEW 3101 (REI/VG)

2 1 1

Price: $1,105,000
Method: Private Sale
Date: 05/03/2022
Property Type: House
Land Size: 119 sqm approx

Agent Comments



69 Harold St HAWTHORN EAST 3123 (REI)

2 1 2

Price: $1,190,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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