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	110 Illawarra Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $3,300,000 & $3,500,000

Median sale price

Median price $2,400,000 Property Type House Suburb Hawthorn

Period - From 01/10/2022 to 31/12/2022 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	1 Reserve Rd HAWTHORN 3122	$3,945,000	26/11/2022
2	32 Hawthorn Glen HAWTHORN 3122	$3,945,000	26/08/2022
3	29 Fairmount Rd HAWTHORN EAST 3123	$3,480,000	20/01/2023

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: 23/02/2023 14:46

110 Illawarra Road, Hawthorn Vic 3122

Nick Elmore
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0438 599 938
nick.elmore@belleproperty.com



5 2 2

Rooms: 7
Property Type: Premium Land with comfortable home
Land Size: 851 sqm approx

Agent Comments

Indicative Selling Price
$3,300,000 - $3,500,000
Median House Price
December quarter 2022: $2,400,000

Comparable Properties



1 Reserve Rd HAWTHORN 3122 (REI/VG)

4 2 3

Price: $3,945,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House
Land Size: 745 sqm approx

Agent Comments



32 Hawthorn Glen HAWTHORN 3122 (VG)

4 - -

Price: $3,945,000
Method: Sale
Date: 26/08/2022
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments



29 Fairmount Rd HAWTHORN EAST 3123 (REI)

3 1 2

Price: $3,480,000
Method: Private Sale
Date: 20/01/2023
Property Type: House (Res)
Land Size: 851 sqm approx

Agent Comments

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