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	30 Connell Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,511,000 Property Type House Suburb Hawthorn

Period - From 01/01/2023 to 31/03/2023 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	9 Hill St HAWTHORN 3122	$1,910,000	25/02/2023
2	60 Riversdale Rd HAWTHORN 3122	$2,100,000	15/11/2022
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: 18/04/2023 16:55

30 Connell Street, Hawthorn Vic 3122



3 1 1

Property Type: House
Land Size: 475 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
March quarter 2023: $2,511,000

Comparable Properties



9 Hill St HAWTHORN 3122 (REI)

3 2 2

Price: $1,910,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 448 sqm approx

Agent Comments



60 Riversdale Rd HAWTHORN 3122 (REI)

4 2 2

Price: $2,100,000
Method: Private Sale
Date: 15/11/2022
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.

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

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