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	1F Simpson Place, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,382,000 Property Type Townhouse Suburb Hawthorn

Period - From 21/02/2023 to 20/02/2024 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	4/9 Power Av HAWTHORN 3122	$2,050,000	01/02/2024
2	49a Connell St HAWTHORN 3122	$1,906,000	02/12/2023
3	6 Younger Ct KEW 3101	$1,820,000	28/10/2023

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: 21/02/2024 19:03

1F Simpson Place, Hawthorn Vic 3122

Nick Elmore
03 9830 7000
0438 599 938
nick.elmore@belleproperty.com



4 3 2

Rooms: 6
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median Townhouse Price
21/02/2023 - 20/02/2024: $1,382,000

Comparable Properties

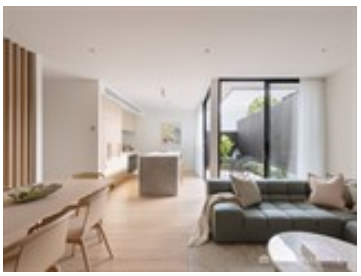


4/9 Power Av HAWTHORN 3122 (REI)

3 3 3

Price: $2,050,000
Method: Private Sale
Date: 01/02/2024
Property Type: Townhouse (Single)

Agent Comments



49a Connell St HAWTHORN 3122 (REI/VG)

3 3 2

Price: $1,906,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 165 sqm approx

Agent Comments



6 Younger Ct KEW 3101 (REI/VG)

4 2 3

Price: $1,820,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 232 sqm approx

Agent Comments

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