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	24 Melville Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $2,775,000 Property Type House Suburb Hawthorn

Period - From 01/10/2021 to 30/09/2022 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	32 Bowen St HAWTHORN 3122	$1,288,000	17/09/2022
2			
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: 12/01/2023 14:48

24 Melville Street, Hawthorn Vic 3122



2 1

Rooms: 4
Property Type: House
Land Size: 224 sqm approx

Agent Comments

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Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending September 2022: $2,775,000

Comparable Properties



32 Bowen St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $1,288,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 189 sqm approx

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.

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