

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

22 Violet Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$2,810,000

Property Type

House

Suburb

Hawthorn

Period - From

01/01/2024

to

31/03/2024

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	16 Violet Gr HAWTHORN 3122	\$2,370,000	29/04/2024
2	24 Mayston St HAWTHORN EAST 3123	\$2,300,000	09/03/2024
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:

12/06/2024 15:54



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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

March quarter 2024: \$2,810,000



4 1 3

Property Type: House

Land Size: 514 sqm approx

Comparable Properties



16 Violet Gr HAWTHORN 3122 (REI)

Agent Comments

3 2 1

Price: \$2,370,000

Method: Sold Before Auction

Date: 29/04/2024

Property Type: House (Res)



24 Mayston St HAWTHORN EAST 3123 (REI)

Agent Comments

3 1 2

Price: \$2,300,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)

Land Size: 511 sqm approx

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 - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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