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	22/1 Muir Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $1,397,000 Property Type Townhouse Suburb Hawthorn

Period - From 02/09/2023 to 01/09/2024 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	303/19 Judd St RICHMOND 3121	$1,100,000	17/08/2024
2	302/121 Power St HAWTHORN 3122	$1,050,000	21/06/2024
3	56/8 Wallen Rd HAWTHORN 3122	$1,100,000	15/06/2024

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: 02/09/2024 10:25

22/1 Muir Street, Hawthorn Vic 3122

Sarah Risteski
9810 5000
0406 771 128
SarahRisteski@jelliscraig.com.au



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,050,000
Median Townhouse Price
02/09/2023 - 01/09/2024: $1,397,000

Comparable Properties



303/19 Judd St RICHMOND 3121 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 17/08/2024
Property Type: Apartment

Agent Comments



302/121 Power St HAWTHORN 3122 (REI)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 21/06/2024
Property Type: Apartment

Agent Comments



56/8 Wallen Rd HAWTHORN 3122 (REI/VG)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 15/06/2024
Property Type: Apartment

Agent Comments

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