

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

8 St Columbs Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$2,792,500

Property Type

House

Suburb

Hawthorn

Period - From

01/07/2023

to

30/06/2024

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	22 Violet Gr HAWTHORN 3122	\$2,490,000	17/08/2024
2	29 Scott St KEW 3101	\$2,400,000	25/05/2024
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:

19/08/2024 14:00



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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending June 2024: \$2,792,500



4 2 1

Property Type: House
Land Size: 509 sqm approx
Agent Comments

Comparable Properties



22 Violet Gr HAWTHORN 3122 (REI)

Agent Comments

3 1 3

Price: \$2,490,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 514 sqm approx



29 Scott St KEW 3101 (REI)

Agent Comments

3 2 1

Price: \$2,400,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 470 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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