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	44 Urquhart Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $3,200,000 & $3,500,000

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	15 Henrietta St HAWTHORN 3122	$3,600,000	10/08/2024
2	38 Tourello Av HAWTHORN EAST 3123	$3,415,000	02/07/2024
3	13 The Boulevard HAWTHORN 3122	$3,250,000	16/04/2024

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: 23/09/2024 13:18

44 Urquhart Street, Hawthorn Vic 3122



5 3 3

Property Type: House
Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000 - $3,500,000
Median House Price
Year ending June 2024: $2,792,500

Comparable Properties



15 Henrietta St HAWTHORN 3122 (REI)

5 2 3

Price: $3,600,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments



38 Tourello Av HAWTHORN EAST 3123 (REI/VG)

4 3 2

Price: $3,415,000
Method: Private Sale
Date: 02/07/2024
Property Type: House
Land Size: 766 sqm approx

Agent Comments

13 The Boulevard HAWTHORN 3122 (REI/VG)

4 2 1

Price: $3,250,000
Method: Private Sale
Date: 16/04/2024
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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