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	46A Henrietta Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $2,400,000 Property Type House Suburb Hawthorn

Period - From 01/10/2022 to 31/12/2022 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	5 Paterson St HAWTHORN 3122	$1,740,000	10/12/2022
2	15 Elgin St HAWTHORN 3122	$1,700,000	13/12/2022
3	45 Edgevale Rd KEW 3101	$1,666,000	25/02/2023

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: 01/03/2023 15:14

46A Henrietta Street, Hawthorn Vic 3122

Steve Burke
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2 1 1

Rooms: 3
Property Type: House
Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
December quarter 2022: $2,400,000

Comparable Properties



5 Paterson St HAWTHORN 3122 (REI)

3 2 2

Price: $1,740,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 396 sqm approx

Agent Comments



15 Elgin St HAWTHORN 3122 (REI/VG)

3 1 -

Price: $1,700,000
Method: Private Sale
Date: 13/12/2022
Property Type: House
Land Size: 238 sqm approx

Agent Comments



45 Edgevale Rd KEW 3101 (REI)

3 2 -

Price: $1,666,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)

Agent Comments

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