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	1/7 Vicars Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,750,000 & $1,880,000

Median sale price

Median price $2,530,000 Property Type House Suburb Hawthorn

Period - From 01/07/2024 to 30/09/2024 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	41 Lingwell Rd HAWTHORN EAST 3123	$1,864,000	26/09/2024
2	5/27 Auburn Gr HAWTHORN EAST 3123	$1,768,800	08/08/2024
3	2 Belgrave St HAWTHORN 3122	$1,837,000	07/06/2024

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: 11/11/2024 08:09

1/7 Vicars Street, Hawthorn Vic 3122

Nelson Alexander



4 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,750,000 - $1,880,000
Median House Price
September quarter 2024: $2,530,000

Comparable Properties



41 Lingwell Rd HAWTHORN EAST 3123 (REI/VG)

3 1 4

Price: $1,864,000
Method: Private Sale
Date: 26/09/2024
Property Type: House
Land Size: 371 sqm approx

Agent Comments



5/27 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

3 3 2

Price: $1,768,800
Method: Sold Before Auction
Date: 08/08/2024
Property Type: Townhouse (Res)

Agent Comments



2 Belgrave St HAWTHORN 3122 (REI/VG)

2 2 1

Price: $1,837,000
Method: Sold Before Auction
Date: 07/06/2024
Property Type: House (Res)
Land Size: 295 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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