

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

7 Woodburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$3,800,000 & \$4,100,000

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	77 Illawarra Rd HAWTHORN 3122	\$4,111,888	11/09/2024
2			
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: 10/10/2024 09:40



 3  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 675 sqm approx

Agent Comments

Indicative Selling Price

\$3,800,000 - \$4,100,000

Median House Price

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

Comparable Properties



77 Illawarra Rd HAWTHORN 3122 (REI)

Agent Comments

 4  2  2

Price: \$4,111,888

Method: Private Sale

Date: 11/09/2024

Property Type: House (Res)

Land Size: 697 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.