

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 59 Illawarra Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$2,191,000 Property Type House Suburb Hawthorn

Period - From 24/02/2019 to 23/02/2020 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	21 Lovell St HAWTHORN EAST 3123	\$3,100,000	11/11/2019
2	72 Leura Gr HAWTHORN EAST 3123	\$2,980,000	31/08/2019
3	31 Swinburne Av HAWTHORN 3122	\$2,832,500	30/11/2019

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: 24/02/2020 14:01

59 Illawarra Road, Hawthorn Vic 3122



Property Type: House
Land Size: 739.465 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,000,000
Median House Price
24/02/2019 - 23/02/2020: \$2,191,000

Comparable Properties



21 Lovell St HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$3,100,000
Method: Sale
Date: 11/11/2019
Property Type: House (Res)
Land Size: 919 sqm approx



72 Leura Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$2,980,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 760 sqm approx



31 Swinburne Av HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,832,500
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 652 sqm approx

Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.