

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

50 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 \$2,432,500 Property Type House Suburb Hawthorn

Period - From 19/05/2020 to 18/05/2021 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	7 Wattle Gr HAWTHORN 3122	\$1,675,000	12/12/2020
2	9 William St HAWTHORN 3122	\$1,665,000	01/12/2020
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: 19/05/2021 11:05



Property Type:
Divorce/Estate/Family Transfers
Land Size: 285 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
19/05/2020 - 18/05/2021: \$2,432,500

Comparable Properties



7 Wattle Gr HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,675,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House
Land Size: 286 sqm approx



9 William St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,665,000
Method: Private Sale
Date: 01/12/2020
Property Type: House
Land Size: 266 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.