

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 6 Lawson Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$6,000,000

Median sale price

Median price \$2,370,000

Property Type House

Suburb Hawthorn East

Period - From 01/10/2020

to 30/09/2021

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	26 Henham St HAWTHORN EAST 3123	\$5,500,000	26/10/2021
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:

03/12/2021 11:22



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Property Type: Ready to Move-in
Family Home
Land Size: 948 sqm approx
Agent Comments

Indicative Selling Price
\$6,000,000
Median House Price
Year ending September 2021: \$2,370,000

Comparable Properties



26 Henham St HAWTHORN EAST 3123 (REI)

Agent Comments

5 3 2

Price: \$5,500,000
Method: Sold Before Auction
Date: 26/10/2021
Property Type: House (Res)
Land Size: 729 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.

Account - James Buy Sell | P: 03 9596 8822