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	6/10 Brook Street, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$580,000	Pro	perty Type	Jnit]	Suburb	Hawthorn
Period - From	01/01/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	8/8 Brook St HAWTHORN 3122	\$455,000	14/12/2024
2	14/28 Burwood Rd HAWTHORN 3122	\$490,000	21/10/2024
3	5/49 Denham St HAWTHORN 3122	\$470,500	21/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/02/2025 11:39



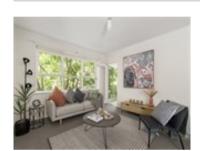




Property Type: Divorce/Estate/Family Transfers **Agent Comments**

Indicative Selling Price \$450,000 - \$495,000 **Median Unit Price** Year ending December 2024: \$580,000

Comparable Properties



8/8 Brook St HAWTHORN 3122 (REI)

Price: \$455,000 Method: Auction Sale Date: 14/12/2024

Property Type: Apartment

Agent Comments



14/28 Burwood Rd HAWTHORN 3122 (REI)







Agent Comments

Price: \$490,000

Method: Sold Before Auction

Date: 21/10/2024 Property Type: Unit



5/49 Denham St HAWTHORN 3122 (REI)





Price: \$470,500 Method: Auction Sale Date: 21/09/2024 Property Type: Unit

Agent Comments

Account - Geoff Nixon RE | P: 03 9528 4422



