Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	
posicode	

Indicative selling price

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

Range between \$420,000 & \$450,000	Range between	\$420,000	&	\$450,000
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Median sale price

Median price	\$580,000	Pro	perty Type Ur	nit		Suburb	Hawthorn
Period - From	01/01/2024	to	31/12/2024	So	urce	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

1	8/8 Brook St HAWTHORN 3122	\$455,000	14/12/2024
2	8/4 Glen St HAWTHORN 3122	\$452,000	30/11/2024
3	2/28 Elm St HAWTHORN 3122	\$430,000	01/11/2024

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:	25/02/2025 18:07



Date of sale

THE AGENCY

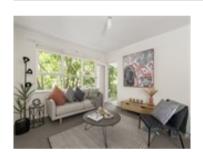
Luke Saville 0437 720 806 lukesaville@theagency.com.au

Indicative Selling Price \$420,000 - \$450,000 **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



8/4 Glen St HAWTHORN 3122 (REI/VG)

Agent Comments

Price: \$452,000 Method: Auction Sale Date: 30/11/2024

Property Type: Apartment

2/28 Elm St HAWTHORN 3122 (REI/VG)

Price: \$430,000 Method: Private Sale Date: 01/11/2024

Property Type: Apartment

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388





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