

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

6/39 Park Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2020

to 31/03/2021

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	12/197 Auburn Rd HAWTHORN 3122	\$428,000	29/03/2021
2	17/197 Auburn Rd HAWTHORN 3122	\$427,000	27/02/2021
3	19/176 Power St HAWTHORN 3122	\$450,000	05/02/2021

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:

31/05/2021 14:36

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending March 2021: \$605,000



1 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



12/197 Auburn Rd HAWTHORN 3122 (REI/VG) Agent Comments

1 1 1

Price: \$428,000

Method: Sold Before Auction

Date: 29/03/2021

Property Type: Apartment



17/197 Auburn Rd HAWTHORN 3122 (REI) Agent Comments

1 1 1

Price: \$427,000

Method: Private Sale

Date: 27/02/2021

Property Type: Apartment



19/176 Power St HAWTHORN 3122 (REI) Agent Comments

1 1 1

Price: \$450,000

Method: Sold Before Auction

Date: 05/02/2021

Property Type: Apartment