Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 508/1 Drill Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$590,000		&		\$630,000			
Median sale p	rice							
Median price	\$585,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	07/03/2023	to	06/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	51/8 Wallen Rd HAWTHORN 3122	\$650,000	09/09/2023
2	87/73 River St RICHMOND 3121	\$605,000	10/11/2023
3	307/1 Drill St HAWTHORN 3122	\$580,000	13/01/2024

OR

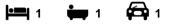
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/03/2024 11:28







Property Type: Apartment Agent Comments

Indicative Selling Price \$590,000 - \$630,000 Median Unit Price 07/03/2023 - 06/03/2024: \$585,000

Comparable Properties





Price: \$580,000 Method: Sale Date: 13/01/2024 Property Type: Strata Unit/Flat Agent Comments

Account - VICPROP

propertydata



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