

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 5/40 Creswick Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 27/09/2023 to 26/09/2024 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	6/54 Grove Rd HAWTHORN 3122	\$775,000	10/09/2024
2	4/16 Myrtle St HAWTHORN 3122	\$820,000	07/09/2024
3	7/50 Grove Rd HAWTHORN 3122	\$847,500	22/06/2024

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: 27/09/2024 08:08

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
27/09/2023 - 26/09/2024: \$580,000

Comparable Properties



6/54 Grove Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 10/09/2024
Property Type: Apartment



4/16 Myrtle St HAWTHORN 3122 (REI)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Apartment



7/50 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$847,500
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388