## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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5/40 Creswick Street, Hawthorn Vic 3122

#### 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 U	nit		Suburb	Hawthorn
Period - From	27/09/2023	to	26/09/2024	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

Add	dress 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 comparableproperties 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



### THE AGENCY

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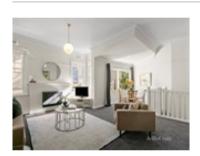
**Indicative Selling Price** \$800,000 - \$850,000 **Median Unit Price** 27/09/2023 - 26/09/2024: \$580,000





Property Type: Strata Unit/Flat **Agent Comments** 

# Comparable Properties



6/54 Grove Rd HAWTHORN 3122 (REI)



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

Property Type: Apartment

**Agent Comments** 



4/16 Myrtle St HAWTHORN 3122 (REI)

**-**





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

Property Type: Apartment

Agent Comments



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



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

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388



