# 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 |15/2 Brook Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$752,000							
Median sale price								
Median price	\$580,000	Pro	operty Type	Unit	t		Suburb	Hawthorn
Period - From	01/01/2024	to	31/12/2024	-	Sc	ource	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 sixmonths 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	1/9 Fordholm Rd HAWTHORN 3122	\$740,000	15/02/2025
2	5/9 Fordholm Rd HAWTHORN 3122	\$750,000	26/10/2024
3			

OR

**B**<sup>\*</sup> 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:

27/03/2025 15:22







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$752,000 Median Unit Price Year ending December 2024: \$580,000

# **Comparable Properties**

1/9 Fordholm Rd HAWTHORN 3122 (REI)   2 1   Price: \$740,000   Method: Sold Before Auction   Date: 15/02/2025   Property Type: Apartment	Agent Comments
5/9 Fordholm Rd HAWTHORN 3122 (REI/VG) 2 1 2 1 1 1 Price: \$750,000 Method: Auction Sale Date: 26/10/2024 Property Type: Apartment	Agent Comments

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.

#### Account - The Agency Victoria | P: 03 8578 0388



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