Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Pro	norty	offered	for	مادي
FIU	neita	Ullered	101	Sale

Address Including suburb and postcode	

Indicative selling price

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

Range between \$335,000 & \$365,000	
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Median sale price

Median price	\$580,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/10/2023	to	30/09/2024	s	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

1	5/34 Elphin Gr HAWTHORN 3122	\$360,000	13/08/2024
2	311/311 Burwood Rd HAWTHORN 3122	\$360,000	19/07/2024
3			

OR

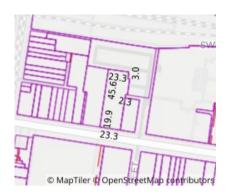
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/10/2024 10:41
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Date of sale







Indicative Selling Price \$335,000 - \$365,000 Median Unit Price Year ending September 2024: \$580,000

Comparable Properties



5/34 Elphin Gr HAWTHORN 3122 (REI/VG)

4 1 **+** 1

2 1

Price: \$360,000 Method: Private Sale Date: 13/08/2024

Property Type: Apartment

Agent Comments



311/311 Burwood Rd HAWTHORN 3122

(REI/VG)

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Price: \$360,000 Method: Private Sale Date: 19/07/2024

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 - Woodards | P: 03 9805 1111 | F: 03 9805 1199



