

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

5/39 Park Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$350,000

&

\$375,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2022

to

30/06/2023

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	3/28 Elm St HAWTHORN 3122	\$385,000	05/09/2023
2	14/168 Power St HAWTHORN 3122	\$385,000	05/09/2023
3	2/124a Barkers Rd HAWTHORN 3122	\$375,000	04/09/2023

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:

19/09/2023 14:21

5/39 Park Street, Hawthorn Vic 3122



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Indicative Selling Price

\$350,000 - \$375,000

Median Unit Price

Year ending June 2023: \$580,000



1 1 1

Property Type: Unit

Agent Comments

Comparable Properties



3/28 Elm St HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 05/09/2023

Property Type: Apartment



14/168 Power St HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 05/09/2023

Property Type: Apartment



2/124a Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 04/09/2023

Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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