

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

8/77-83 Denham Street, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$469,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2021

to

31/03/2022

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	5/33 Grove Rd HAWTHORN 3122	\$460,000	16/03/2022
2	4/71 Auburn Rd HAWTHORN 3122	\$480,000	23/05/2022
3	G10/17 Riversdale Rd HAWTHORN 3122	\$495,000	03/06/2022

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:

06/07/2022 10:38

Lauchlan Waterfield

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Indicative Selling Price

\$469,000

Median Unit Price

Year ending March 2022: \$595,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/33 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 16/03/2022

Property Type: Apartment



4/71 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 23/05/2022

Property Type: Apartment



G10/17 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 03/06/2022

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525