

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

2/1 Muir Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$820,000 & \$895,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2024 to 30/09/2024 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	4/16 Myrtle St HAWTHORN 3122	\$820,000	07/09/2024
2	22/1 Muir St HAWTHORN 3122	\$1,050,000	05/09/2024
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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/10/2024 13:30



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$820,000 - \$895,000

Median Unit Price

September quarter 2024: \$590,000

Comparable Properties



4/16 Myrtle St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$820,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Apartment



22/1 Muir St HAWTHORN 3122 (REI)

Agent Comments

 3  2  1

Price: \$1,050,000

Method: Private Sale

Date: 05/09/2024

Property Type: Unit

Property has an additional bedroom and bathroom. Is in the same building complex.



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

Agent Comments

 2  1  1

Price: \$847,500

Method: Auction Sale

Date: 22/06/2024

Property Type: Unit

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