

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

5/67 DENHAM STREET HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

8/1 POWER AVENUE HAWTHORN VIC 3122	\$415,000	28-Oct-23
13/28 ELM STREET HAWTHORN VIC 3122	\$393,000	24-Feb-24
5/124A BARKERS ROAD HAWTHORN VIC 3122	\$422,500	16-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 21 March 2024

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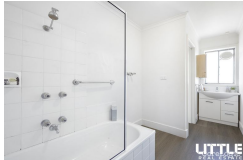


**8/1 POWER AVENUE HAWTHORN
VIC 3122**

 1  1  1

Sold Price **\$415,000** Sold Date **28-Oct-23**

Distance **0.65km**

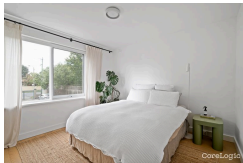


**13/28 ELM STREET HAWTHORN
VIC 3122**

 1  1  1

Sold Price ^{RS} **\$393,000** ^{UN} Sold Date **24-Feb-24**

Distance **0.67km**



**5/124A BARKERS ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$422,500** Sold Date **16-Nov-23**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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