Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/24 Henrietta Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4/530 Tooronga Rd HAWTHORN EAST 3123	\$755,000	21/09/2019
2	3/84 Riversdale Rd HAWTHORN 3122	\$750,000	12/10/2019
3	3/17 Auburn Gr HAWTHORN EAST 3123	\$651,000	14/12/2019

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:

17/02/2020 13:58







Property Type: Unit Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price December quarter 2019: \$600,000

Comparable Properties



4/530 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)



Price: \$755,000 Method: Auction Sale Date: 21/09/2019 Property Type: Unit

3/84 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

Agent Comments



Price: \$750,000 Method: Auction Sale Date: 12/10/2019 Property Type: Apartment



3/17 Auburn Gr HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$651,000 Method: Auction Sale Date: 14/12/2019 Property Type: Apartment

Account - The Agency Hawthorn | P: 03 8578 0399



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.