

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

1/75 Denham Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$602,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2021 to 31/12/2021 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	29/3 Kooyongkoot Rd HAWTHORN 3122	\$615,500	05/02/2022
2	6/16 Lawes St HAWTHORN 3122	\$612,000	19/01/2022
3	30/177 Power St HAWTHORN 3122	\$590,000	25/01/2022

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:

09/03/2022 10:31



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

December quarter 2021: \$602,500

Comparable Properties



29/3 Kooyongkoot Rd HAWTHORN 3122 (REI)

Agent Comments

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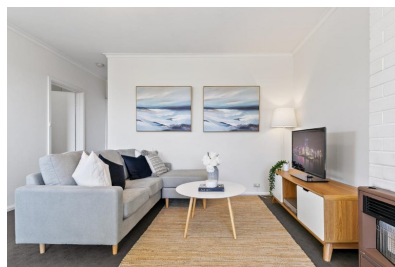
Fully renovated apartment in Scotch Hill location

Price: \$615,500

Method: Private Sale

Date: 05/02/2022

Property Type: Apartment



6/16 Lawes St HAWTHORN 3122 (VG)

Agent Comments

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One of only six in the block and has a carport

Price: \$612,000

Method: Sale

Date: 19/01/2022

Property Type: Strata Unit/Flat



30/177 Power St HAWTHORN 3122 (REI)

Agent Comments

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Main road address, located at the rear of the block/courtyard views and has a carport

Price: \$590,000

Method: Private Sale

Date: 25/01/2022

Rooms: 1

Property Type: Apartment