

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

14/2 Henrietta Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2024 to 30/06/2024 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 | 2/9 Fordholm Rd HAWTHORN 3122 | \$735,000 | 23/03/2024 |
| 2 | 42/65-69 Riversdale Rd HAWTHORN 3122 | \$701,000 | 30/03/2024 |
| 3 | 40/1 Domville Av HAWTHORN 3122 | \$685,000 | 06/04/2024 |

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: 15/07/2024 15:39



Rooms: 4
Property Type: Flat
Land Size: 1367.312 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
June quarter 2024: \$565,000

Comparable Properties



2/9 Fordholm Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$735,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Apartment



42/65-69 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$701,000
Method: Private Sale
Date: 30/03/2024
Property Type: Apartment



40/1 Domville Av HAWTHORN 3122 (REI) Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Apartment

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