Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$565,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/04/2024	to	30/06/2024	S	ource	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

Add	dress 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 comparableproperties 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

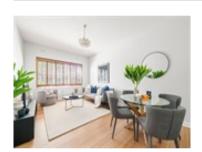
Property Type: Flat

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)





Price: \$735,000 Method: Auction Sale

Date: 23/03/2024 Property Type: Apartment **Agent Comments**



42/65-69 Riversdale Rd HAWTHORN 3122





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

Property Type: Apartment

Agent Comments



40/1 Domville Av HAWTHORN 3122 (REI)



Price: \$685.000 Method: Auction Sale Date: 06/04/2024

Property Type: Apartment

Agent Comments

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



