

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

5/2 Henrietta Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2022

to

30/06/2023

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	3/15 Illawarra Rd HAWTHORN 3122	\$700,000	27/03/2023
2	605/4-14 Burke Av HAWTHORN EAST 3123	\$685,000	19/08/2023
3	5/7 Hawthorn Gr HAWTHORN 3122	\$660,000	16/09/2023

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:

22/09/2023 14:07



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median Unit Price
Year ending June 2023: \$580,000

Comparable Properties



3/15 Illawarra Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 27/03/2023
Property Type: Unit



605/4-14 Burke Av HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 19/08/2023
Property Type: Unit



5/7 Hawthorn Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Unit