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 5/9 Fordholm Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$650,000		&		\$690,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	27/09/2023	to	26/09/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	6/32 Manningtree Rd HAWTHORN 3122	\$690,000	14/09/2024
2	14/9a Fordholm Rd HAWTHORN 3122	\$680,000	20/07/2024
3	11/90 Liddiard St HAWTHORN 3122	\$710,000	17/07/2024

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:

27/09/2024 08:02



5/9 Fordholm Road, Hawthorn Vic 3122

THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au





Rooms: 3 Property Type: Flat Land Size: 899.633 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median Unit Price 27/09/2023 - 26/09/2024: \$580,000

Comparable Properties



6/32 Manningtree Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$690,000 Method: Auction Sale Date: 14/09/2024 Property Type: Apartment



14/9a Fordholm Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$680,000 Method: Auction Sale Date: 20/07/2024 Property Type: Apartment



11/90 Liddiard St HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$710,000 Method: Sold Before Auction Date: 17/07/2024 Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



property data

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