Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Including suburb and postcode						
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						

&

\$550,000

Median sale price

Range between \$500,000

Median price	\$580,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	15/08/2023	to	14/08/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Address 7/12 Pine Street Hawthorn Vic 3122

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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	23/174 Power St HAWTHORN 3122	\$585,000	10/08/2024
2	6/10a Mason St HAWTHORN 3122	\$545,000	10/08/2024
3			

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:	15/08/2024 18:28



THE AGENCY

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

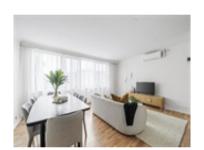
Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 15/08/2023 - 14/08/2024: \$580,000





Property Type: Apartment Agent Comments

Comparable Properties



23/174 Power St HAWTHORN 3122 (REI)

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Price: \$585,000

Method: Sold Before Auction

Date: 10/08/2024

Property Type: Apartment

Agent Comments



6/10a Mason St HAWTHORN 3122 (REI)

2 2

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*₹*3.

Agent Comments

Price: \$545,000 Method: Auction Sale Date: 10/08/2024 Property Type: Unit

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.

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