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

14/45 CHURCH STREET HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$599,000	or range between	&	
n salo prico				

Median sale price

(*Delete house or unit as applicable)

Median Price	\$563,000	Prope	erty type		Unit	Suburb	Hawthorn
Period-from	01 Jan 2024	to	31 Dec 2	2024 Source			Corelogic

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 6 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		
606/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$599,000	31-Oct-24		
142/73 RIVER STREET RICHMOND VIC 3121	\$650,000	14-Nov-24		
102/191 BARKERS ROAD KEW VIC 3101	\$610,000	09-Dec-24		

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 6 months.

This Statement of Information was prepared on: 23 January 2025



consumer.vic.gov.au



E Shawn.White@Little.com.au

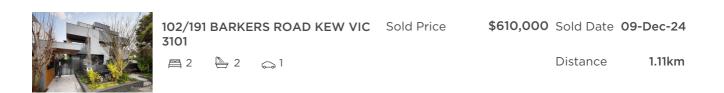


606/1 ACACIA PLACE ABBOTSFORD VIC 3067

Sold Price	\$599,000	Sold Date	31-Oct-24
		Distance	0.79km



142/73 RIVER STREET RICHMOND VIC 3121		Sold Price	^{RS} \$650,000 ^{UN}	Sold Date	14-Nov-24		
	E 2	2	ç _⊋ 2			Distance	0.88km



RS = Recent sale UN = Undisclosed Sale

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