

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

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2024

to

31 Dec 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



**606/1 ACACIA PLACE
 ABBOTSFORD VIC 3067**

 2  2  -

Sold Price **\$599,000** Sold Date **31-Oct-24**

Distance **0.79km**



**142/73 RIVER STREET RICHMOND
 VIC 3121**

 2  2  2

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **14-Nov-24**

Distance **0.88km**



**102/191 BARKERS ROAD KEW VIC
 3101**

 2  2  1

Sold Price **\$610,000** Sold Date **09-Dec-24**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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