

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

3/11 Findon Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$200,000

&

\$220,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2023

to

30/09/2024

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	9/14 Oak St HAWTHORN 3122	\$212,000	03/09/2024
2			
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:

15/10/2024 15:23

Janelle Gu
03 9877 1277
0432 800 031
janellegu@mcgrath.com.au

Indicative Selling Price

\$200,000 - \$220,000

Median Unit Price

Year ending September 2024: \$580,000



1 1 0

Property Type: Unit
Agent Comments

Comparable Properties



9/14 Oak St HAWTHORN 3122 (REI)

Agent Comments

1 1 -

Price: \$212,000
Method: Private Sale
Date: 03/09/2024
Property Type: Apartment

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.