

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

10/51 Park Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$536,250

House

Unit

X

Suburb

Hawthorn

Period - From 01/01/2019

to

31/03/2019

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	6/27 Elphin Gr HAWTHORN 3122	\$505,000	22/04/2019
2	22/3 Kooyongkoot Rd HAWTHORN 3122	\$520,000	13/04/2019
3	12/70 Church St HAWTHORN 3122	\$550,000	09/04/2019

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.

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Indicative Selling Price

\$495,000 - \$544,500

Median Unit Price

March quarter 2019: \$536,250



 2  1  1

Rooms:

Property Type: Apartment

Agent Comments

Internal area 71sqm

Comparable Properties



6/27 Elphin Gr HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$505,000

Method: Private Sale

Date: 22/04/2019

Rooms: -

Property Type: Apartment



22/3 Kooyongkoot Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$520,000

Method: Auction Sale

Date: 13/04/2019

Rooms: -

Property Type: Apartment



12/70 Church St HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 09/04/2019

Rooms: -

Property Type: Unit