Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/51 Denham Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$470,000		&		\$500,000			
Median sale p	rice							
Median price	\$568,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	13/46-48 Elphin Gr HAWTHORN 3122	\$480,000	02/12/2023
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:

08/04/2024 11:19







Property Type: Flat Land Size: 753.381 sqm approx Agent Comments Indicative Selling Price \$470,000 - \$500,000 Median Unit Price Year ending December 2023: \$568,000

Comparable Properties



13/46-48 Elphin Gr HAWTHORN 3122 (REI)

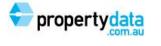


Price: \$480,000 Method: Private Sale Date: 02/12/2023 Property Type: Apartment Agent Comments

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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