

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

9/20 Denmark Hill Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$442,000

Median sale price

Median price

\$592,108

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/04/2021

to

30/06/2021

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	6/39 Park St HAWTHORN 3122	\$447,250	23/06/2021
2	5/141 Riversdale Rd HAWTHORN 3122	\$435,000	18/05/2021
3	28/563 Glenferrie Rd HAWTHORN 3122	\$430,000	23/07/2021

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:

11/10/2021 09:45



 1  1  0

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$442,000

Median Unit Price

June quarter 2021: \$592,108

Comparable Properties



6/39 Park St HAWTHORN 3122 (REI/VG)

 1  1  1

Price: \$447,250
Method: Sold Before Auction
Date: 23/06/2021
Property Type: Apartment

Agent Comments

Enclosed balcony with no view



5/141 Riversdale Rd HAWTHORN 3122 (REI/VG)

 1  1  1

Price: \$435,000
Method: Private Sale
Date: 18/05/2021
Property Type: Apartment

Agent Comments

Kitchen in original condition No balcony Has a garage



28/563 Glenferrie Rd HAWTHORN 3122 (REI/VG)

 1  1  1

Price: \$430,000
Method: Private Sale
Date: 23/07/2021
Property Type: Unit

Agent Comments

Non renovated apartment

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