Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	
postocuo	

Indicative selling price

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

Range between \$385,000 & \$420,000	Range between	\$385,000	&	\$420,000
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Median sale price

Median price	\$565,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	10/523 Burwood Rd HAWTHORN 3122	\$415,000	11/06/2024
2	9/39 Park St HAWTHORN 3122	\$400,500	08/06/2024

3 204/2 Golding St HAWTHORN 3122 \$400,000 29/03/2024

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:	05/08/2024 12:48







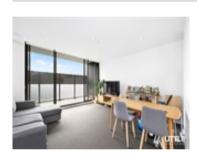


Rooms: 2

Property Type: Apartment Agent Comments

Indicative Selling Price \$385,000 - \$420,000 Median Unit Price June quarter 2024: \$565,000

Comparable Properties



10/523 Burwood Rd HAWTHORN 3122 (REI)

4 1 **-** 1 **6**

Price: \$415,000 Method: Private Sale Date: 11/06/2024

Property Type: Apartment

Agent Comments



9/39 Park St HAWTHORN 3122 (REI/VG)

4 1

1

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Price: \$400,500 Method: Private Sale Date: 08/06/2024

Property Type: Apartment

Agent Comments



204/2 Golding St HAWTHORN 3122 (REI/VG)

2 1 **2** 1 **2**

Price: \$400,000 Method: Private Sale Date: 29/03/2024

Property Type: Apartment

Agent Comments

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



