

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

6/30 Elm Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2022

to 30/06/2022

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	8/77-83 Denham St, Hawthorn, Vic 3122, Australia	\$469,000	21/07/2022
2	40/168 Power St HAWTHORN 3122	\$530,000	20/04/2022
3	7/12 Lawes St HAWTHORN 3122	\$525,000	30/03/2022

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:

16/08/2022 15:18



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

June quarter 2022: \$635,000

Comparable Properties



8/77-83 Denham St, Hawthorn, Vic 3122, Australia (REI)

 2  1  1

Price: \$469,000

Method:

Date: 21/07/2022

Property Type: Apartment

Agent Comments

1.4km away Apartment in original condition



40/168 Power St HAWTHORN 3122 (REI/VG)

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 20/04/2022

Property Type: Apartment

Agent Comments

Renovated apartment with main road address



7/12 Lawes St HAWTHORN 3122 (REI/VG)

 2  1  1

Price: \$525,000

Method: Private Sale

Date: 30/03/2022

Property Type: Apartment

Agent Comments

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