

# 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

1/39 Park Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000

&

\$420,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2019

to 31/12/2019

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	4/280 Riversdale Rd HAWTHORN EAST 3123	\$416,000	07/02/2020
2	212/828 Burke Rd CAMBERWELL 3124	\$415,000	12/12/2019
3	4/67 Denham St HAWTHORN 3122	\$411,500	06/11/2019

**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.~~

This Statement of Information was prepared on:

24/03/2020 10:37

1/39 Park Street, Hawthorn Vic 3122

Lisa Roberts  
0413 265 362  
lisa.roberts@belleproperty.com



1 bed 1 bath 1 car

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$420,000  
**Median Unit Price**  
December quarter 2019: \$600,000

## Comparable Properties



**4/280 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)** **Agent Comments**

1 bed 1 bath 1 car

**Price:** \$416,000  
**Method:** Sold Before Auction  
**Date:** 07/02/2020  
**Property Type:** Apartment



**212/828 Burke Rd CAMBERWELL 3124 (REI/VG)** **Agent Comments**

1 bed 1 bath 1 car

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 12/12/2019  
**Rooms:** 2  
**Property Type:** Apartment



**4/67 Denham St HAWTHORN 3122 (REI/VG)** **Agent Comments**

1 bed 1 bath 1 car

**Price:** \$411,500  
**Method:** Private Sale  
**Date:** 06/11/2019  
**Property Type:** Apartment

**Account** - Belle Property Melbourne | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.