

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

107/43 Park Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$150,000 & \$165,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2022 to 31/12/2022 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	310/1 Glenferrie PI HAWTHORN 3122	\$117,500	02/02/2023
2	416/1 Queens Av HAWTHORN 3122	\$110,000	13/02/2023
3	317/2 Eastern PI HAWTHORN EAST 3123	\$100,000	06/03/2023

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:

30/03/2023 10:47

107/43 Park Street, Hawthorn Vic 3122



Dion Besser

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Indicative Selling Price

\$150,000 - \$165,000

Median Unit Price

Year ending December 2022: \$610,000



1 1 0

Property Type: Studio Apartment

Agent Comments

Comparable Properties



310/1 Glenferrie PI HAWTHORN 3122 (REI/VG) **Agent Comments**

1 1 -

Price: \$117,500

Method: Private Sale

Date: 02/02/2023

Property Type: Apartment



416/1 Queens Av HAWTHORN 3122 (VG) **Agent Comments**

1 - -

Price: \$110,000

Method: Sale

Date: 13/02/2023

Property Type: Strata Unit/Flat



317/2 Eastern PI HAWTHORN EAST 3123 (REI) **Agent Comments**

1 1 -

Price: \$100,000

Method: Private Sale

Date: 06/03/2023

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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