

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

10/38 Creswick Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$500,000

&

\$550,000

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	12/166 Power St HAWTHORN 3122	\$575,000	17/08/2022
2	11/35 Hill St HAWTHORN 3122	\$565,000	10/06/2022
3	6/30 Elm St HAWTHORN 3122	\$498,000	25/08/2022

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:

26/09/2022 11:53



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

June quarter 2022: \$635,000

Comparable Properties



12/166 Power St HAWTHORN 3122 (REI)

 2  1  1

Price: \$575,000

Method: Private Sale

Date: 17/08/2022

Property Type: Unit

Agent Comments

Similar property with renovated kitchen Main road address



11/35 Hill St HAWTHORN 3122 (REI/VG)

 2  1  1

Price: \$565,000

Method: Private Sale

Date: 10/06/2022

Property Type: Apartment

Agent Comments

Similar property



6/30 Elm St HAWTHORN 3122 (REI)

 2  1  1

Price: \$498,000

Method: Private Sale

Date: 25/08/2022

Property Type: Apartment

Agent Comments

Similar apartment - slightly smaller living area

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