Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/28 Elm Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	I/underquot	ting		
Single price	e \$430,000							
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit	t		Suburb	Hawthorn
Period - From	01/07/2024	to	30/09/2024	Ļ	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6/65-69 Riversdale Rd HAWTHORN 3122	\$440,000	09/10/2024
2	10/41 Riversdale Rd HAWTHORN 3122	\$450,000	08/08/2024
3	8/87 Denham St HAWTHORN 3122	\$427,500	25/06/2024

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:

23/10/2024 12:31



2/28 Elm Street, Hawthorn Vic 3122

THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$430,000 Median Unit Price September quarter 2024: \$590,000

Comparable Properties



6/65-69 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$440,000 Method: Private Sale Date: 09/10/2024 Property Type: Apartment



10/41 Riversdale Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$450,000 Method: Private Sale Date: 08/08/2024 Property Type: Apartment



8/87 Denham St HAWTHORN 3122 (REI/VG)



Agent Comments



Method: Private Sale Date: 25/06/2024 Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388



propertydata

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