

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

2/28 Elm Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2024

to 30/09/2024

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	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

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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**



Price: \$427,500
Method: Private Sale
Date: 25/06/2024
Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388