

# 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

Residence 1, 128 Church Street Hawthorn VIC 3122

### Indicative selling price

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

Single price

\$1,600,000

### Median sale price

Median price

\$602,000

Property type

Unit

Suburb

Hawthorn

Period - From

01/07/2023

to

30/09/2023

Source

REIV

### Comparable property sales

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
4/63 Princess Street, Kew	\$1,625,000	10/06/2023
1/46 Riversdale Road, Hawthorn	\$1,565,000	19/05/2023
131 Church Street, Hawthorn	\$1,625,000	18/05/2023

This Statement of Information was prepared on: 15 November 2023