

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

9/51 Park 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 \$592,750

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2020

to 30/09/2020

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	9/492 Glenferrie Rd HAWTHORN 3122	\$569,000	30/09/2020
2	5/5 Stanley Av HAWTHORN EAST 3123	\$530,000	27/07/2020
3	20/168 Power St HAWTHORN 3122	\$516,000	06/06/2020

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:

10/11/2020 17:40



 2  1  1

Property Type: Flat

Agent Comments

Internal area 68sqm plus balcony

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

September quarter 2020: \$592,750

Comparable Properties



9/492 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$569,000

Method: Private Sale

Date: 30/09/2020

Property Type: Apartment



5/5 Stanley Av HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 27/07/2020

Property Type: Unit



20/168 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$516,000

Method: Auction Sale

Date: 06/06/2020

Property Type: Apartment