

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 2/9 Fordholm Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$600,000 & \$630,000

Median sale price

Median price \$586,500 Property Type Unit Suburb Hawthorn

Period - From 18/03/2023 to 17/03/2024 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	9/9a Fordholm Rd HAWTHORN 3122	\$660,000	08/03/2024
2	18/9 Lisson Gr HAWTHORN 3122	\$625,000	24/02/2024
3	17/19 Auburn Gr HAWTHORN EAST 3123	\$622,000	16/03/2024

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: 18/03/2024 14:44

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$630,000

Median Unit Price

18/03/2023 - 17/03/2024: \$586,500

Comparable Properties



9/9a Fordholm Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Sold Before Auction

Date: 08/03/2024

Property Type: Apartment



18/9 Lisson Gr HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment



17/19 Auburn Gr HAWTHORN EAST 3123 (REI) **Agent Comments**

2 1 1

Price: \$622,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



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