

# 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

1/26a Oak Street, Hawthorn Vic 3122

### Indicative selling price

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

Range between \$750,000 & \$800,000

### Median sale price

Median price \$542,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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	3/5 Denham St HAWTHORN 3122	\$810,000	07/12/2023
2	4/12-14 Foley St KEW 3101	\$802,000	23/09/2023
3	9/24 Muir St HAWTHORN 3122	\$710,000	21/11/2023

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:

29/01/2024 17:09



**Rooms:** 3  
**Property Type:** Flat  
**Land Size:** 830.724 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$800,000  
**Median Unit Price**  
 December quarter 2023: \$542,500

## Comparable Properties



**3/5 Denham St HAWTHORN 3122 (REI/VG)**

Agent Comments



**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 07/12/2023  
**Property Type:** Apartment

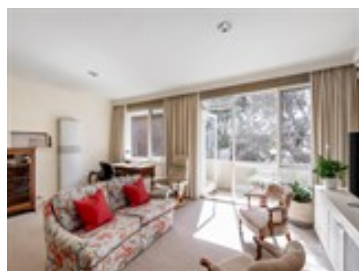


**4/12-14 Foley St KEW 3101 (REI)**

Agent Comments



**Price:** \$802,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** Unit



**9/24 Muir St HAWTHORN 3122 (REI/VG)**

Agent Comments



**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 21/11/2023  
**Property Type:** Unit

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