Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$365,000	&	\$395,000
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Median sale price

Median price	\$600,000	Pro	perty Type U	nit		Suburb	Hawthorn East
Period - From	05/03/2023	to	04/03/2024	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	3/510 Glenferrie Rd HAWTHORN 3122	\$400,000	19/02/2024
2	14/168 Power St HAWTHORN 3122	\$385,000	05/09/2023
3	504/311 Burwood Rd HAWTHORN 3122	\$360,000	08/02/2024

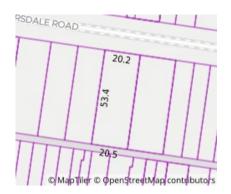
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/03/2024 12:45







Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$365,000 - \$395,000 Median Unit Price 05/03/2023 - 04/03/2024: \$600,000

Comparable Properties



3/510 Glenferrie Rd HAWTHORN 3122 (REI)

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Price: \$400,000 Method: Private Sale Date: 19/02/2024

Property Type: Apartment

Agent Comments



14/168 Power St HAWTHORN 3122 (REI/VG)



Price: \$385,000 Method: Private Sale Date: 05/09/2023

Property Type: Apartment

Agent Comments

504/311 Burwood Rd HAWTHORN 3122 (REI)

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Price: \$360,000

Method: Sold Before Auction

Date: 08/02/2024

Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



