

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

1/51 Denham Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2023 to 31/03/2024 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	3/42 Brougham St KEW 3101	\$565,000	17/04/2024
2	8/42 Brougham St KEW 3101	\$551,000	08/12/2023
3	24/168 Power St HAWTHORN 3122	\$535,600	01/03/2024

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:

30/04/2024 08:55



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$570,000
Median Unit Price
Year ending March 2024: \$580,000

Comparable Properties



3/42 Brougham St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$565,000
Method: Sold Before Auction
Date: 17/04/2024
Property Type: Unit



8/42 Brougham St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$551,000
Method: Sold Before Auction
Date: 08/12/2023
Property Type: Unit



24/168 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$535,600
Method: Private Sale
Date: 01/03/2024
Property Type: Unit

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