

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

106/132 Church Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,200,000

&

\$1,280,000

Median sale price

Median price \$2,338,000

Property Type House

Suburb Hawthorn

Period - From 01/04/2023

to 30/06/2023

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	303/33 Wattle Rd HAWTHORN 3122	\$1,460,000	17/07/2023
2	69/8 Wallen Rd HAWTHORN 3122	\$1,160,000	14/06/2023
3			

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:

07/08/2023 21:36



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,280,000

Median House Price

June quarter 2023: \$2,338,000

Comparable Properties



303/33 Wattle Rd HAWTHORN 3122 (REI)

 2  2  2

Agent Comments

It has second car space/no main road address

Price: \$1,460,000

Method: Private Sale

Date: 17/07/2023

Property Type: Apartment



69/8 Wallen Rd HAWTHORN 3122 (REI/VG)

 2  2  2

Agent Comments

Older apartment in a larger complex

Price: \$1,160,000

Method: Sold Before Auction

Date: 14/06/2023

Property Type: Apartment

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199