

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

13/28 ELM STREET HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$412,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

10/6 ELM STREET HAWTHORN VIC 3122	\$432,500	26-Jul-23
11/67 DENHAM STREET HAWTHORN VIC 3122	\$402,500	31-Aug-23
8/1 POWER AVENUE HAWTHORN VIC 3122	\$415,000	28-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 22 January 2024



10/6 ELM STREET HAWTHORN VIC 3122 Sold Price **\$432,500** Sold Date **26-Jul-23**
 Distance **0.16km**
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11/67 DENHAM STREET HAWTHORN VIC 3122 Sold Price **\$402,500** Sold Date **31-Aug-23**
 Distance **0.67km**
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8/1 POWER AVENUE HAWTHORN VIC 3122 Sold Price **\$415,000** Sold Date **28-Oct-23**
 Distance **1.32km**
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RS = Recent sale UN = Undisclosed Sale

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