Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$480,000	&	\$520,000
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Median sale price

Median price	\$542,500	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/10/2023	to	31/12/2023	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	36/168 Power St HAWTHORN 3122	\$515,000	06/11/2023
2	7/50 Liddiard St HAWTHORN 3122	\$505,000	11/11/2023
3	13/46-48 Elphin Gr HAWTHORN 3122	\$480,000	02/12/2023

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:	31/01/2024 14:14
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Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price**

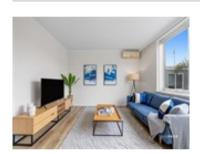
December quarter 2023: \$542,500



Rooms: 3

Property Type: Flat **Agent Comments**

Comparable Properties



36/168 Power St HAWTHORN 3122 (REI/VG)

Price: \$515,000 Method: Private Sale Date: 06/11/2023

Property Type: Apartment

Agent Comments



7/50 Liddiard St HAWTHORN 3122 (REI)

-2

Price: \$505,000 Method: Auction Sale Date: 11/11/2023 Property Type: Unit

Agent Comments



13/46-48 Elphin Gr HAWTHORN 3122 (REI)

Price: \$480.000 Method: Private Sale Date: 02/12/2023

Property Type: Apartment

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899



