Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/14 Creswick Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2024	to	31/03/2024		So	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.

Add	dress of comparable property	Price	Date of sale
1	16/50 Morang Rd HAWTHORN 3122	\$595,000	24/02/2024
2	19/174 Power St HAWTHORN 3122	\$585,000	18/03/2024
3	14/155 Power St HAWTHORN 3122	\$529,000	03/04/2024

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:

01/05/2024 10:16



Nelson Alexander





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** March quarter 2024: \$590,000

Comparable Properties



16/50 Morang Rd HAWTHORN 3122 (REI/VG)



Price: \$595,000 Method: Auction Sale Date: 24/02/2024 Property Type: Apartment



19/174 Power St HAWTHORN 3122 (REI)

Agent Comments

Agent Comments





Price: \$585,000 Method: Sold Before Auction Date: 18/03/2024 Property Type: Apartment

14/155 Power St HAWTHORN 3122 (REI)



Agent Comments



Price: \$529.000 Method: Private Sale Date: 03/04/2024 Property Type: Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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