

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

2/2 Denmark Hill Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$695,000

&

\$740,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/01/2024

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	2/9 Fordholm Rd HAWTHORN 3122	\$735,000	23/03/2024
2	7/488 Glenferrie Rd HAWTHORN 3122	\$695,000	02/03/2024
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:

26/05/2024 13:52



Property Type: Unit

Agent Comments

Comparable Properties



2/9 Fordholm Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$735,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment



7/488 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$695,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Unit

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.