

# 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

2/29 Bell Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$480,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 23/04/2023 to 22/04/2024 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	1/28 Gladstone St KEW 3101	\$473,000	27/03/2024
2	15/28 Wattle Rd HAWTHORN 3122	\$465,000	10/04/2024
3	9/333 Auburn Rd HAWTHORN 3122	\$455,000	16/11/2023

**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:

23/04/2024 11:46



2   1   1

**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 602 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$450,000 - \$480,000  
**Median Unit Price**  
23/04/2023 - 22/04/2024: \$590,000

## Comparable Properties



1/28 Gladstone St KEW 3101 (REI)

**Agent Comments**

2   1   1

**Price:** \$473,000  
**Method:** Private Sale  
**Date:** 27/03/2024  
**Property Type:** Apartment



15/28 Wattle Rd HAWTHORN 3122 (REI)

**Agent Comments**

2   1   1

**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 10/04/2024  
**Property Type:** Apartment



9/333 Auburn Rd HAWTHORN 3122 (REI/VG)

**Agent Comments**

2   1   1

**Price:** \$455,000  
**Method:** Sold Before Auction  
**Date:** 16/11/2023  
**Property Type:** Unit