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										
Range betweer	\$450,000		&		\$480,000					
Median sale pr	rice									
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn		
Period - From	23/04/2023	to	22/04/2024		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.

Ado	dress 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







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)

15/28 Wattle Rd HAWTHORN 3122 (REI)



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

Agent Comments



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

2

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

Agent Comments



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

Account - The Agency Victoria | P: 03 8578 0388



propertydata

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