

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

3/5 Finchley Court, Hawthorn Vic 3122

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2023

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	42/65-69 Riversdale Rd HAWTHORN 3122	\$701,000	30/03/2024
2	2/70 Power St HAWTHORN 3122	\$700,000	23/03/2024
3	4/9a Fordholm Rd HAWTHORN 3122	\$660,000	16/02/2024

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:

14/05/2024 09:57



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

Year ending March 2024: \$580,000

Comparable Properties



42/65-69 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$701,000

Method: Private Sale

Date: 30/03/2024

Property Type: Apartment



2/70 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment



4/9a Fordholm Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Sold Before Auction

Date: 16/02/2024

Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017