

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

39 HAWKE STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

West Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

150-152 RODEN STREET WEST MELBOURNE VIC 3003	\$1,500,000	22-Nov-23
4 SHIEL STREET NORTH MELBOURNE VIC 3051	\$1,500,000	08-Nov-23
223 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$1,505,000	20-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 07 February 2024

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**150-152 RODEN STREET WEST
 MELBOURNE VIC 3003**

 3  -  -

Sold Price **\$1,500,000** Sold Date **22-Nov-23**

Distance **0.23km**



**4 SHIEL STREET NORTH
 MELBOURNE VIC 3051**

 3  2  -

Sold Price ^{RS} **\$1,500,000** Sold Date **08-Nov-23**

Distance **1.03km**



**223 FLEMINGTON ROAD NORTH
 MELBOURNE VIC 3051**

 4  1  1

Sold Price ^{RS} **\$1,505,000** Sold Date **20-Sep-23**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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