

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

45 Hawkes Drive, Mill Park Vic 3082

Indicative selling price

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

Range between

\$520,000

&

\$560,000

Median sale price

Median price

\$783,944

Property Type

House

Suburb

Mill Park

Period - From

01/10/2023

to

31/12/2023

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	63a Edmondson St LALOR 3075	\$592,000	21/12/2023
2	4 Hertford PI LALOR 3075	\$585,000	03/02/2024
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:

19/02/2024 10:37



Property Type: Strata Unit/Flat
Land Size: 328 sqm approx
 Agent Comments

Indicative Selling Price
 \$520,000 - \$560,000
Median House Price
 December quarter 2023: \$783,944

Comparable Properties



63a Edmondson St LALOR 3075 (REI/VG)

Agent Comments



Price: \$592,000
Method: Auction Sale
Date: 21/12/2023
Property Type: House (Res)
Land Size: 218 sqm approx



4 Hertford PI LALOR 3075 (REI)

Agent Comments



Price: \$585,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 561 sqm approx

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. These are the two most accurate results for this property.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100