# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/3 Wellesley Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2022	to	30/06/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/12 Berkeley St HAWTHORN 3122	\$885,000	18/05/2023
2	7/175 Power St HAWTHORN 3122	\$850,000	26/06/2023
3			

OR

**B**<sup>\*</sup> 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:

14/07/2023 16:15



5/3 Wellesley Road, Hawthorn Vic 3122

### THE AGENCY

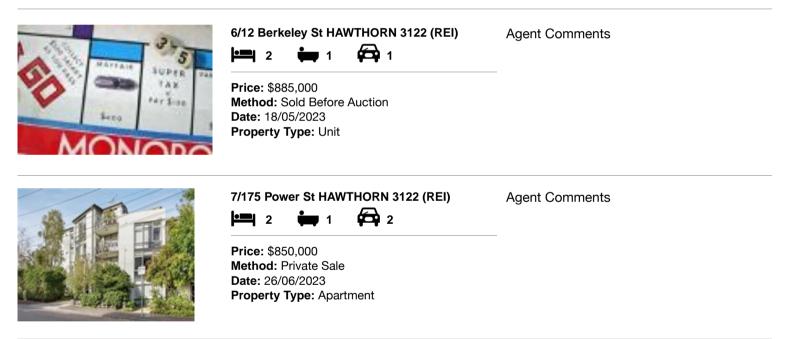
Luke Saville 0437 720 806 lukesaville@theagency.com.au





Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median Unit Price Year ending June 2023: \$580,000

# **Comparable Properties**



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.

#### Account - The Agency Port Phillip | P: 03 8578 0388

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