

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 5/61-63 Denham Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 20/05/2023 to 19/05/2024 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	1/59 Stawell St RICHMOND 3121	\$862,000	07/02/2024
2	8/285 Church St RICHMOND 3121	\$805,000	23/03/2024
3	18/59 Westbank Tce RICHMOND 3121	\$800,000	14/02/2024

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: 20/05/2024 15:36



Comments



Comparable Properties



1/59 Stawell St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$862,000

Method: Sold Before Auction

Date: 07/02/2024

Property Type: Townhouse (Res)



8/285 Church St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$805,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)



18/59 Westbank Tce RICHMOND 3121 (REI/VG) Agent Comments



Price: \$800,000

Method: Private Sale

Date: 14/02/2024

Property Type: Townhouse (Res)