

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

6/6 ELM STREET HAWTHORN VIC 3122

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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,720,000

Property type

House

Suburb

Hawthorn

Period-from

01 Jun 2023

to

31 May 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

6/1 POWER AVENUE HAWTHORN VIC 3122	\$427,000	15-Jan-24
11/155 POWER STREET HAWTHORN VIC 3122	\$455,500	26-Apr-24
13/28 ELM STREET HAWTHORN VIC 3122	\$393,000	24-Feb-24

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: 20 June 2024



6/1 POWER AVENUE HAWTHORN VIC 3122

 1  1  1

Sold Price

\$427,000

Sold Date

15-Jan-24

Distance

1.4km



11/155 POWER STREET HAWTHORN VIC 3122

 1  1  1

Sold Price

\$455,500

Sold Date

26-Apr-24

Distance

1.5km



13/28 ELM STREET HAWTHORN VIC 3122

 1  1  1

Sold Price

\$393,000

Sold Date

24-Feb-24

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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