

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

7/12 Berkeley Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$561,000 Property Type Unit Suburb Hawthorn

Period - From 23/11/2022 to 22/11/2023 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	2/61-63 Denham St HAWTHORN 3122	\$847,500	07/10/2023
2	8/480 Glenferrie Rd HAWTHORN 3122	\$835,000	15/07/2023
3	1/36 Lisson Gr HAWTHORN 3122	\$804,000	27/09/2023

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:

23/11/2023 16:32



Rooms: 4
Property Type: Flat
Land Size: 1648.274 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median Unit Price
23/11/2022 - 22/11/2023: \$561,000

Comparable Properties



2/61-63 Denham St HAWTHORN 3122 (REI) **Agent Comments**



Price: \$847,500
Method: Auction Sale
Date: 07/10/2023
Property Type: Townhouse (Res)



8/480 Glenferrie Rd HAWTHORN 3122 (REI/VG) **Agent Comments**



Price: \$835,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Apartment



1/36 Lisson Gr HAWTHORN 3122 (REI/VG) **Agent Comments**



Price: \$804,000
Method: Private Sale
Date: 27/09/2023
Property Type: Apartment

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