Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$780,000	&	\$820,000
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Median sale price

Median price	\$561,000	Pro	perty 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

	areas or comparable property	1 1100	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

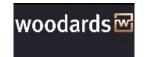
OR

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



Date of sale











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

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

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

Property Type: Apartment



1/36 Lisson Gr HAWTHORN 3122 (REI/VG)





Price: \$804.000 Method: Private Sale Date: 27/09/2023

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



