

## 70 Hawke Street, West Melbourne Vic 3003



**2 Bed 1 Bath - Car**  
**Property Type:** House  
**Land Size:** 135 sqm approx  
**Indicative Selling Price**  
 \$820,000 - \$895,000  
**Median House Price**  
 Year ending December 2023:  
 \$1,347,000

## Comparable Properties



### 54 Arden Street, North Melbourne 3051 (REI)

**2 Bed 1 Bath - Car**  
**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 13/02/2024  
**Property Type:** House  
**Land Size:** 101 sqm approx  
**Agent Comments:** Similar size, similar condition, similar location



### 159 Peel Street, North Melbourne 3051 (REI)

**2 Bed 1 Bath - Car**  
**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 92 sqm approx  
**Agent Comments:** Similar size, similar condition, similar location



### 219 Stanley Street, West Melbourne 3003 (REI)

**2 Bed 1 Bath - Car**  
**Price:** \$832,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** House  
**Land Size:** 84 sqm approx  
**Agent Comments:** Similar size, similar condition, similar location

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

70 Hawke Street, West Melbourne Vic 3003

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$820,000

&

\$895,000

#### Median sale price

Median price

\$1,347,000

House

x

Suburb

West Melbourne

Period - From

01/01/2023

to

31/12/2023

Source

REIV

#### Comparable property sales

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
54 Arden Street, NORTH MELBOURNE 3051	\$895,000	13/02/2024
159 Peel Street, NORTH MELBOURNE 3051	\$880,000	16/03/2024
219 Stanley Street, WEST MELBOURNE 3003	\$832,000	07/03/2024

This Statement of Information was prepared on:

19/03/2024 11:15