Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/10a Mason Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$470,000		&		\$510,000			
Median sale pi	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/51 Denham St HAWTHORN 3122	\$522,000	23/04/2023
2	8/14 Lawes St HAWTHORN 3122	\$519,000	07/05/2023
3	7/10a Mason St HAWTHORN 3122	\$487,500	22/03/2023

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:

26/07/2023 15:24



9/10a Mason Street, Hawthorn Vic 3122

THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$470,000 - \$510,000 **Median Unit Price** Year ending June 2023: \$580,000

Comparable Properties



8/51 Denham St HAWTHORN 3122 (REI)



Price: \$522,000 Method: Private Sale Date: 23/04/2023 Property Type: Apartment Agent Comments

Agent Comments



8/14 Lawes St HAWTHORN 3122 (REI/VG)

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Price: \$519,000 Method: Sold Before Auction Date: 07/05/2023 Property Type: Unit

7/10a Mason St HAWTHORN 3122 (REI/VG)



Price: \$487.500 Method: Private Sale

Property Type: Apartment

Date: 22/03/2023

Agent Comments

Account - The Agency Port Phillip | P: 03 8578 0388





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