

# 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

9/39 Park Street, Hawthorn Vic 3122

### Indicative selling price

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

Single price \$399,000

### Median sale price

Median price \$590,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2024

to 31/03/2024

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	13/127 Riversdale Rd HAWTHORN 3122	\$415,000	26/02/2024
2	102/174-178 Riversdale Rd HAWTHORN 3122	\$398,000	15/03/2024
3	5/330 Riversdale Rd HAWTHORN EAST 3123	\$395,000	20/11/2023

**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:

15/05/2024 10:03

9/39 Park Street, Hawthorn Vic 3122



 1  1  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$399,000  
**Median Unit Price**  
March quarter 2024: \$590,000

## Comparable Properties



**13/127 Riversdale Rd HAWTHORN 3122**  
(REI/VG)

**Agent Comments**

 1  1  1

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 26/02/2024  
**Property Type:** Apartment



**102/174-178 Riversdale Rd HAWTHORN 3122**  
(REI)

**Agent Comments**

 1  1  1

**Price:** \$398,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** Apartment



**5/330 Riversdale Rd HAWTHORN EAST 3123**  
(REI/VG)

**Agent Comments**

 1  1  1

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 20/11/2023  
**Property Type:** Apartment

**Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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