

# 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 9/9a Fordholm Road, Hawthorn Vic 3122

### Indicative selling price

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

Range between \$550,000 & \$575,000

### Median sale price

Median price \$543,000 Property type Unit Suburb Hawthorn

Period - From 01/10/2023 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
4/12 Evansdale Road, Hawthorn	\$615,000	16/01/2024
205/2 Golding Street, Hawthorn	\$555,000	03/11/2023
2/179 Power Street, Hawthorn	\$540,000	24/09/2023

This Statement of Information was prepared on: 19 February 2024