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	Prop	erty	offered	for	sale
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Address	104/132 Church Street, Hawthorn Vic 3122
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$850,000	&	\$900,000
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Median sale price

Median price	\$605,000	Pro	perty Type	Unit		Suburb	Hawthorn
Period - From	01/04/2020	to	31/03/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	68/8 Wallen Rd HAWTHORN 3122	\$875,000	28/04/2021
2	2/3 Glenroy Rd HAWTHORN 3122	\$852,000	24/02/2021
3			

OR

В* 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:	03/05/2021 09:35



Date of sale



Adele Mirabella 0422 570 429 adelemirabella@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$900,000 Median Unit Price Year ending March 2021: \$605,000

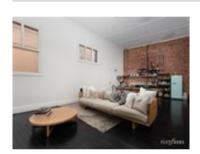


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Rooms: 3

Property Type: Apartment Agent Comments

Comparable Properties



68/8 Wallen Rd HAWTHORN 3122 (REI)

2





Price: \$875,000

Method: Sold Before Auction

Date: 28/04/2021

Property Type: Apartment

Agent Comments

Agent Comments



2/3 Glenroy Rd HAWTHORN 3122 (REI/VG)

---| 2





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Price: \$852,000

Method: Sold Before Auction

Date: 24/02/2021

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



