

# 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

4/138 Church 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)

Range between \$640,000 & \$700,000

### Median sale price

Median price \$603,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2019 to 30/09/2020 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	8/5 Denham St HAWTHORN 3122	\$721,750	03/06/2020
2	12/5 Denham St HAWTHORN 3122	\$706,000	19/05/2020
3	1/61-65 Kent St RICHMOND 3121	\$673,000	06/06/2020

**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:

19/10/2020 12:56



2   1   1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$640,000 - \$700,000

**Median Unit Price**

Year ending September 2020: \$603,500

## Comparable Properties

8/5 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments

2   1   1

**Price:** \$721,750

**Method:** Private Sale

**Date:** 03/06/2020

**Property Type:** Flat/Unit/Apartment (Res)



12/5 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments

2   1   1

**Price:** \$706,000

**Method:** Private Sale

**Date:** 19/05/2020

**Property Type:** Unit



1/61-65 Kent St RICHMOND 3121 (REI/VG)

Agent Comments

2   1   1

**Price:** \$673,000

**Method:** Auction Sale

**Date:** 06/06/2020

**Rooms:** 3

**Property Type:** Apartment