

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

1/38 Creswick Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$592,750 Property Type Unit Suburb Hawthorn

Period - From 01/07/2020 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 | 4/55-57 Brougham St KEW 3101 | \$580,000 | 31/10/2020 |
| 2 | 5/372 Church St RICHMOND 3121 | \$571,000 | 23/07/2020 |
| 3 | 3/28 Bennett St RICHMOND 3121 | \$560,000 | 10/07/2020 |

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: 09/11/2020 11:43

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2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
September quarter 2020: \$592,750

Comparable Properties



4/55-57 Brougham St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$580,000
Method: Private Sale
Date: 31/10/2020
Property Type: Apartment



5/372 Church St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$571,000
Method: Private Sale
Date: 23/07/2020
Rooms: 3
Property Type: Apartment



3/28 Bennett St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000
Method: Sold Before Auction
Date: 10/07/2020
Property Type: Apartment