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

10/39 Park Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$390,000		&		\$420,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	05/07/2020	to	04/07/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/39 Park St HAWTHORN 3122	\$447,250	23/06/2021
2	2/37 Park St HAWTHORN 3122	\$450,000	23/06/2021
3	9/233 Cotham Rd KEW 3101	\$420,000	26/05/2021

OR

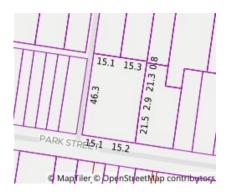
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/07/2021 15:13



woodards





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$390,000 - \$420,000 Median Unit Price 05/07/2020 - 04/07/2021: \$590,000

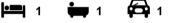
Comparable Properties



6/39 Park St HAWTHORN 3122 (REI)

2/37 Park St HAWTHORN 3122 (REI)

63 1



Price: \$447,250 Method: Sold Before Auction Date: 23/06/2021 Property Type: Apartment Agent Comments



Price: \$450,000 Method: Sold Before Auction Date: 23/06/2021 Property Type: Apartment

1



9/233 Cotham Rd KEW 3101 (REI)



Price: \$420,000 Method: Sold Before Auction Date: 26/05/2021 Property Type: Apartment Agent Comments

Agent Comments

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.