

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$420,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 05/07/2020 to 04/07/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

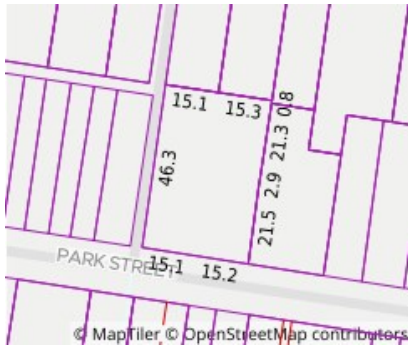
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	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



**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)**

Agent Comments



**Price:** \$447,250

**Method:** Sold Before Auction

**Date:** 23/06/2021

**Property Type:** Apartment



**2/37 Park St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$450,000

**Method:** Sold Before Auction

**Date:** 23/06/2021

**Property Type:** Apartment



**9/233 Cotham Rd KEW 3101 (REI)**

Agent Comments



**Price:** \$420,000

**Method:** Sold Before Auction

**Date:** 26/05/2021

**Property Type:** Apartment