Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/77-83 Denham Street, Hawthorn Vic 3122

Indicative selling price

| | | | / / . |
|-------------------------|-----------|--------------------|-----------------|
| For the meaning of this | nrice see | consumer vic dov a | 1/underguoting |
| For the meaning of this | prioc 300 | oonsumer.vio.gov.u | a/ unaciquoting |

Single price \$519,000

Median sale price

| Median price | \$595,000 | Pro | perty Type Uni | t | | Suburb | Hawthorn |
|---------------|------------|-----|----------------|-----|------|--------|----------|
| Period - From | 01/04/2021 | to | 31/03/2022 | Sou | 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 | 5/44 Elphin Gr HAWTHORN 3122 | \$515,000 | 11/12/2021 |
| 2 | 8/12 Pine St HAWTHORN 3122 | \$520,000 | 27/01/2022 |
| 3 | 20/168 Power St HAWTHORN 3122 | \$544,000 | 28/02/2022 |

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:

27/05/2022 10:51









Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$519,000 **Median Unit Price** Year ending March 2022: \$595,000

Comparable Properties



5/44 Elphin Gr HAWTHORN 3122 (REI/VG)



Price: \$515,000 Method: Auction Sale Date: 11/12/2021 Property Type: Apartment Agent Comments

Agent Comments

Agent Comments



8/12 Pine St HAWTHORN 3122 (REI)

6 1

2



Price: \$520,000 Method: Private Sale Date: 27/01/2022 Property Type: Apartment

20/168 Power St HAWTHORN 3122 (REI/VG)



Price: \$544.000

Method: Private Sale Date: 28/02/2022 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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