

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 8/77-83 Denham Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$519,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2021

to 31/03/2022

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	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

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



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

2 1 1

Price: \$515,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Apartment



8/12 Pine St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 27/01/2022

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$544,000

Method: Private Sale

Date: 28/02/2022

Property Type: Apartment

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