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

115/43 Park Street, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$140,000		&		\$154,000			
Median sale pr	rice							
Median price	\$602,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2023	to	30/09/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	216/383 Burwood Rd HAWTHORN 3122	\$130,000	01/09/2023
2	814/1 Glenferrie PI HAWTHORN 3122	\$130,000	12/05/2023
3	10/589 Glenferrie Rd HAWTHORN 3122	\$128,000	20/05/2023

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:

30/10/2023 10:01









Rooms: 1 Property Type: Studio Apartment Agent Comments Indicative Selling Price \$140,000 - \$154,000 Median Unit Price September quarter 2023: \$602,000

Comparable Properties



216/383 Burwood Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$130,000 Method: Private Sale Date: 01/09/2023 Property Type: Apartment

814/1 Glenferrie PI HAWTHORN 3122 (VG)

Agent Comments



Price: \$130,000 Method: Sale Date: 12/05/2023 Property Type: Strata Unit/Flat



10/589 Glenferrie Rd HAWTHORN 3122 (REI/VG)

22 Agent Comments



Price: \$128,000 Method: Private Sale Date: 20/05/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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