Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$650,000	&	\$675,000
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Median sale price

Median price	\$577,500	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/10/2024	to	31/12/2024	9	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

Add	dress of comparable property	Price	Date of sale
1	103/1 Cook St HAWTHORN 3122	\$730,000	17/12/2024
2	402/36 Lilydale Gr HAWTHORN EAST 3123	\$575,000	08/12/2024
3	204/35 Camberwell Rd HAWTHORN EAST 3123	\$769,000	20/09/2024

OR

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

This Statement of Information was prepared on:	21/01/2025 10:57









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$650,000 - \$675,000 **Median Unit Price** December quarter 2024: \$577,500

Comparable Properties



103/1 Cook St HAWTHORN 3122 (REI)

Price: \$730,000 Method: Private Sale Date: 17/12/2024

Property Type: Apartment

Agent Comments



402/36 Lilydale Gr HAWTHORN EAST 3123 (REI)

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Agent Comments

Price: \$575,000 Method: Auction Sale Date: 08/12/2024

Property Type: Apartment



204/35 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments

Price: \$769,000 Method: Private Sale Date: 20/09/2024 Property Type: Unit

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





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