

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 9/67 Denham Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$400,000 & \$440,000

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	15/168 Power St HAWTHORN 3122	\$450,000	17/03/2022
2	9/34 Elphin Gr HAWTHORN 3122	\$400,000	17/03/2022
3	9/71 Auburn Rd HAWTHORN 3122	\$380,000	06/04/2022

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: 12/07/2022 15:41



1
 1

Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$400,000 - \$440,000
Median Unit Price
 Year ending March 2022: \$595,000

Comparable Properties



15/168 Power St HAWTHORN 3122 (VG)

Agent Comments

1
 -
 -

Price: \$450,000
Method: Sale
Date: 17/03/2022
Property Type: Strata Unit/Flat



9/34 Elphin Gr HAWTHORN 3122 (REI/VG)

Agent Comments

1
 1
 -

Price: \$400,000
Method: Private Sale
Date: 17/03/2022
Property Type: Apartment



9/71 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

1
 1
 1

Price: \$380,000
Method: Private Sale
Date: 06/04/2022
Property Type: Apartment

Account - Biggin & Scott | P: 03 9426 4000