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	9/63 Berkeley Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $650,000

Median sale price

Median price $565,000 Property Type Unit Suburb Hawthorn

Period - From 29/11/2022 to 28/11/2023 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	4/32 Manningtree Rd HAWTHORN 3122	$657,500	27/09/2023
2	5/11 Harts Pde HAWTHORN EAST 3123	$651,000	11/10/2023
3	206/200 Burwood Rd HAWTHORN 3122	$640,000	21/09/2023

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: 29/11/2023 14:59

9/63 Berkeley Street, Hawthorn Vic 3122



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$650,000
Median Unit Price
29/11/2022 - 28/11/2023: $565,000

Comparable Properties



4/32 Manningtree Rd HAWTHORN 3122 (REI)

2 1 1

Price: $657,500
Method: Auction Sale
Date: 27/09/2023
Property Type: Apartment

Agent Comments



5/11 Harts Pde HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $651,000
Method: Sold Before Auction
Date: 11/10/2023
Property Type: Unit

Agent Comments



206/200 Burwood Rd HAWTHORN 3122 (VG)

2 - -

Price: $640,000
Method: Sale
Date: 21/09/2023
Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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