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	1/12 Pine Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $610,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2022 to 31/12/2022 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	6/30 Elm St HAWTHORN 3122	$498,000	25/08/2022
2	12/23 Power St HAWTHORN 3122	$500,000	27/10/2022
3	10/38 Creswick St HAWTHORN 3122	$525,000	09/10/2022

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: 10/02/2023 14:20

1/12 Pine Street, Hawthorn Vic 3122



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
Year ending December 2022: $610,000

Comparable Properties



6/30 Elm St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $498,000
Method: Private Sale
Date: 25/08/2022
Property Type: Apartment

Agent Comments



12/23 Power St HAWTHORN 3122 (REI/VG)

2 1 -

Price: $500,000
Method: Sold Before Auction
Date: 27/10/2022
Property Type: Apartment

Agent Comments



10/38 Creswick St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $525,000
Method: Private Sale
Date: 09/10/2022
Property Type: Apartment

Agent Comments

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

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