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<br>Including suburb and postcode | 504/2 Hawke Street, West Melbourne Vic 3003 |

## Indicative selling price

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

Range between $640,000 & $670,000

## Median sale price

Median price $524,250 Property Type Unit Suburb West Melbourne

Period - From 01/07/2023 to 30/06/2024 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.

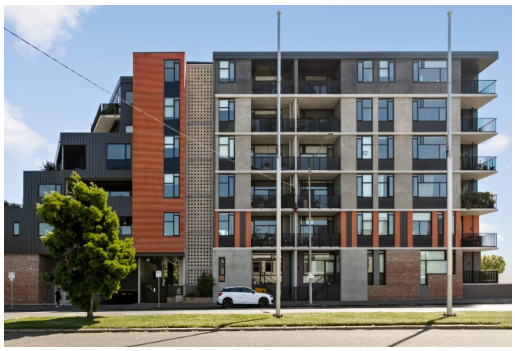
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 1204/22-24 Jane Bell La MELBOURNE 3000 | $690,000 | 06/09/2024 |
| 2 | 210/121 Rosslyn St WEST MELBOURNE 3003 | $615,000 | 13/08/2024 |
| 3 | 18/121 Rathdowne St CARLTON 3053 | $670,000 | 03/06/2024 |

**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: 10/10/2024 18:35

# 504/2 Hawke Street, West Melbourne Vic 3003



1 1 1

**Property Type:** Strata Unit/Flat
**Land Size:** 70 sqm approx

Agent Comments

**Indicative Selling Price**
$640,000 - $670,000
**Median Unit Price**
Year ending June 2024: $524,250

## Comparable Properties



**1204/22-24 Jane Bell La MELBOURNE 3000 (REI)**

1 1 1

**Price:** $690,000
**Method:** Private Sale
**Date:** 06/09/2024
**Property Type:** Apartment

Agent Comments



**210/121 Rosslyn St WEST MELBOURNE 3003 (REI)**

1 1 1

**Price:** $615,000
**Method:** Private Sale
**Date:** 13/08/2024
**Property Type:** Apartment

Agent Comments



**18/121 Rathdowne St CARLTON 3053 (VG)**

1 - -

**Price:** $670,000
**Method:** Sale
**Date:** 03/06/2024
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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