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	26/70 Church Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $625,000 & $675,000

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	1/23 Derby St, Kew, Vic 3101, Australia	$670,000	18/02/2022
2	1/23 Derby St KEW 3101	$670,000	18/02/2022
3	14/27 Brougham St KEW 3101	$624,999	17/11/2021

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: 13/05/2022 12:33

26/70 Church Street, Hawthorn Vic 3122



3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$625,000 - $675,000
Median Unit Price
Year ending March 2022: $595,000

Comparable Properties

1/23 Derby St, Kew, Vic 3101, Australia (REI)

3 1 1

Price: $670,000
Method:
Date: 18/02/2022
Property Type: House

Agent Comments



1/23 Derby St KEW 3101 (REI/VG)

3 1 1

Price: $670,000
Method: Sold Before Auction
Date: 18/02/2022
Property Type: Unit

Agent Comments



14/27 Brougham St KEW 3101 (VG)

3 - -

Price: $624,999
Method: Sale
Date: 17/11/2021
Property Type: Strata Unit/Flat

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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