

# 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

1/21 Elm Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$725,000

### Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Hawthorn

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	5/20 Mary St KEW 3101	\$750,000	26/08/2024
2	1/1b Kinkora Rd HAWTHORN 3122	\$745,000	21/06/2024
3	3/5 Finchley Ct HAWTHORN 3122	\$725,000	08/06/2024

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:

12/09/2024 15:06



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**5/20 Mary St KEW 3101 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 26/08/2024

**Property Type:** Apartment



**1/1b Kinkora Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$745,000

**Method:** Sold Before Auction

**Date:** 21/06/2024

**Property Type:** Apartment



**3/5 Finchley Ct HAWTHORN 3122 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 08/06/2024

**Property Type:** Apartment