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	4/28 Elm Street, Hawthorn Vic 3122

Indicative selling price

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

Single price: $375,000

Median sale price

Median price: $590,000 | Property Type: Unit | Suburb: Hawthorn

Period - From: 01/07/2024 to: 30/09/2024 | 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	12/60 Hawthorn Gr HAWTHORN 3122	$380,000	14/09/2024
2	6/162 Barkers Rd HAWTHORN 3122	$363,000	10/09/2024
3	9/67 Denham St HAWTHORN 3122	$395,000	31/08/2024

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: 14/10/2024 11:50

4/28 Elm Street, Hawthorn Vic 3122

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$375,000
Median Unit Price
September quarter 2024: $590,000

Comparable Properties



12/60 Hawthorn Gr HAWTHORN 3122 (REI)

1 1 1

Price: $380,000
Method: Private Sale
Date: 14/09/2024
Property Type: Apartment

Agent Comments



6/162 Barkers Rd HAWTHORN 3122 (REI)

1 1 1

Price: $363,000
Method: Private Sale
Date: 10/09/2024
Property Type: Apartment

Agent Comments



9/67 Denham St HAWTHORN 3122 (REI)

1 1 1

Price: $395,000
Method: Private Sale
Date: 31/08/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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