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

1/11 Hill Street, Hawthorn Vic 3122

Indicative selling price

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

Range between | $540,000 | & | $590,000

Median sale price

| Median price | $580,000 | Property Type | Unit | Suburb | Hawthorn |
| Period - From | 30/09/2023 | to | 29/09/2024 | 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	3/566 Glenferrie Rd HAWTHORN 3122	$576,000	20/09/2024
2	7/12 Pine St HAWTHORN 3122	$595,000	14/09/2024
3	23/174 Power St HAWTHORN 3122	$585,000	10/08/2024

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: 30/09/2024 12:49

CONSUMER AFFAIRS VICTORIA

1/11 Hill Street, Hawthorn Vic 3122

JA CAIN

Christopher Cain
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Indicative Selling Price
$540,000 - $590,000
Median Unit Price
30/09/2023 - 29/09/2024: $580,000

🛏 2   🛁 1   🚗 1

Property Type: Apartment
Agent Comments

Comparable Properties

3/566 Glenferrie Rd HAWTHORN 3122 (REI)

🛏 2   🛁 1   🚗 1

Price: $576,000
Method: Private Sale
Date: 20/09/2024
Property Type: Apartment

Agent Comments

7/12 Pine St HAWTHORN 3122 (REI)

🛏 2   🛁 1   🚗 1

Price: $595,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Apartment

Agent Comments

23/174 Power St HAWTHORN 3122 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $585,000
Method: Sold Before Auction
Date: 10/08/2024
Property Type: Apartment

Agent Comments

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999