

## 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

3/44 Elphin Grove Hawthorn VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$579,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$603,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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 6 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

3/77-83 Denham Street Hawthorn VIC 3122	\$580,000	27-Mar-21
3/11 Hill Street Hawthorn VIC 3122	\$572,000	25-Feb-21
9/51-53 Park Street Hawthorn VIC 3122	\$575,000	26-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 19 May 2021



**3/77-83 Denham Street Hawthorn VIC 3122**

2 1 1

Sold Price **\$580,000** Sold Date **27-Mar-21**

Distance **1.59km**



**3/11 Hill Street Hawthorn VIC 3122**

2 1 1

Sold Price **\$572,000** Sold Date **25-Feb-21**

Distance **1.92km**



**9/51-53 Park Street Hawthorn VIC 3122**

2 1 1

Sold Price **\$575,000** Sold Date **26-Nov-20**

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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