

## 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

3/89 Denham Street, Hawthorn Vic 3122

#### Indicative selling price

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

Range between

\$190,000

&

\$209,000

#### Median sale price

Median price

\$541,250

Unit

X

Suburb

Hawthorn

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

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
2/11 Findon St HAWTHORN 3122	\$235,000	30/01/2017
21/89 Denham St HAWTHORN 3122	\$235,000	29/11/2016
201/5-9 Studley Park Rd KEW 3101	\$210,000	03/04/2017



**Rooms:**  
**Property Type:** Apartment  
 Agent Comments  
 Studio Apartment

**Indicative Selling Price**  
 \$190,000 - \$209,000  
**Median Unit Price**  
 March quarter 2017: \$541,250

## Comparable Properties



2/11 Findon St HAWTHORN 3122 (REI/VG)



Agent Comments

Studio apartment with similar floorplan

**Price:** \$235,000  
**Method:** Private Sale  
**Date:** 30/01/2017  
**Rooms:** -  
**Property Type:** Apartment



21/89 Denham St HAWTHORN 3122 (VG)



Agent Comments

Apartment in the same building with separate lounge

**Price:** \$235,000  
**Method:** Sale  
**Date:** 29/11/2016  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



201/5-9 Studley Park Rd KEW 3101 (VG)



Agent Comments

Service studio apartment

**Price:** \$210,000  
**Method:** Sale  
**Date:** 03/04/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)