### 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	3/89 Denham Street, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Range betweer	etween \$190,000		&		\$209,000				
Median sale price									
Median price	\$541,250		Unit	х	Su	burb	Hawthorn		
Period - From	01/01/2017	to 31/03/2017		3/2017	Source	REIN	/		

#### **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

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# woodards 🚾





Rooms: Property Type: Apartment Agent Comments Studio Apartment

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

## **Comparable Properties**



Price: \$235.000 Method: Private Sale Date: 30/01/2017 Rooms: -Property Type: Apartment

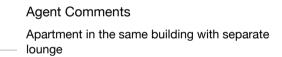
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Agent Comments Studio apartment with similar floorplan



Price: \$235.000 Method: Sale Date: 29/11/2016 Rooms: -





Property Type: Strata Unit/Flat



21/89 Denham St HAWTHORN 3122 (VG)

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

#### Agent Comments

Service studio apartment

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