## 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

6/83 Denham Street, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$530,000		&		\$570,000			
Median sale p	rice							
Median price	\$582,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/51 Denham St HAWTHORN 3122	\$565,000	07/06/2025
2	4/75 Denham St HAWTHORN 3122	\$585,000	23/05/2025
3	8/77 Denham St HAWTHORN 3122	\$532,000	22/01/2025

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:

02/07/2025 20:15





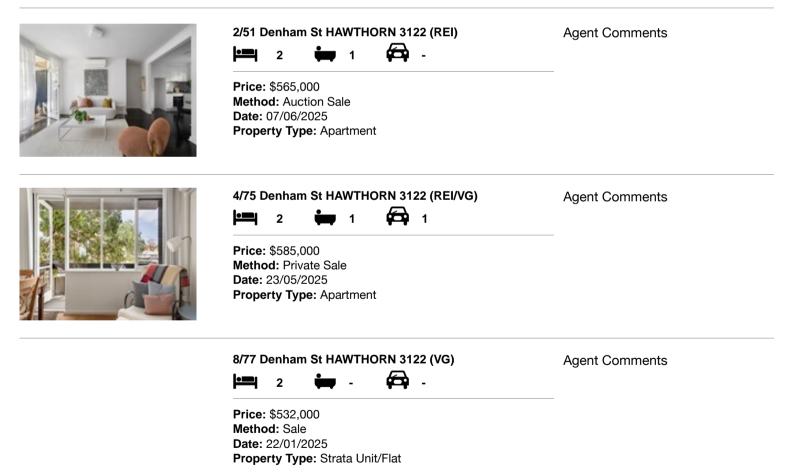




**Property Type:** Flat Agent Comments

Indicative Selling Price \$530,000 - \$570,000 Median Unit Price Year ending March 2025: \$582,500

# **Comparable Properties**



Account - BigginScott | P: 03 9426 4000



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