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	G18/12 Albert Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $720,000 & $765,000

Median sale price

Median price $635,000 Property Type Unit Suburb Hawthorn East

Period - From 10/11/2022 to 09/11/2023 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	705/10 Lilydale Gr HAWTHORN EAST 3123	$760,000	13/10/2023
2	107/21 Riversdale Rd HAWTHORN 3122	$732,000	24/10/2023
3	4/22 Wattle Rd HAWTHORN 3122	$710,000	20/10/2023

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: 10/11/2023 08:14

G18/12 Albert Street, Hawthorn East Vic 3123



2 2 2

Rooms: 5
Property Type: Apartment

Agent Comments

Indicative Selling Price
$720,000 - $765,000
Median Unit Price
10/11/2022 - 09/11/2023: $635,000

Comparable Properties



705/10 Lilydale Gr HAWTHORN EAST 3123 (REI)

2 2 1

Price: $760,000
Method: Private Sale
Date: 13/10/2023
Property Type: Apartment

Agent Comments



107/21 Riversdale Rd HAWTHORN 3122 (REI)

2 2 1

Price: $732,000
Method: Sold Before Auction
Date: 24/10/2023
Property Type: Unit

Agent Comments



4/22 Wattle Rd HAWTHORN 3122 (REI)

2 2 1

Price: $710,000
Method: Private Sale
Date: 20/10/2023
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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