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<br>Including suburb and postcode | 6/20 Mayston Street, Hawthorn East Vic 3123 |

## Indicative selling price

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

Range between $550,000 & $590,000

## Median sale price

Median price $637,500 Property Type Unit Suburb Hawthorn East

Period - From 01/03/2021 to 28/02/2022 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 | 3/604 Riversdale Rd CAMBERWELL 3124 | $615,000 | 06/10/2021 |
| 2 | 3/44 Elphin Gr HAWTHORN 3122 | $570,000 | 26/11/2021 |
| 3 | 8/26 Auburn Gr HAWTHORN EAST 3123 | $559,000 | 19/12/2021 |

**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: 01/03/2022 15:53

# 6/20 Mayston Street, Hawthorn East Vic 3123




2 1 1

**Rooms:** 4
**Property Type:** Flat
**Land Size:** 578.623 sqm approx

Agent Comments

**Indicative Selling Price**
$550,000 - $590,000
**Median Unit Price**
01/03/2021 - 28/02/2022: $637,500

## Comparable Properties



**3/604 Riversdale Rd CAMBERWELL 3124 (REI/VG)**

2 1 1

**Price:** $615,000
**Method:** Private Sale
**Date:** 06/10/2021
**Property Type:** Apartment

Agent Comments



**3/44 Elphin Gr HAWTHORN 3122 (REI/VG)**

2 1 1

**Price:** $570,000
**Method:** Private Sale
**Date:** 26/11/2021
**Property Type:** Apartment

Agent Comments



**8/26 Auburn Gr HAWTHORN EAST 3123 (VG)**

2 - -

**Price:** $559,000
**Method:** Sale
**Date:** 19/12/2021
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

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

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