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	3/131 Robinson Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $585,500 Property Type Unit Suburb Hawthorn

Period - From 09/03/2022 to 08/03/2023 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	8/175 Power St HAWTHORN 3122	$820,000	23/01/2023
2	3/73 Riversdale Rd HAWTHORN 3122	$780,000	20/10/2022
3	5/460 Glenferrie Rd HAWTHORN 3122	$740,000	08/10/2022

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: 09/03/2023 09:41

3/131 Robinson Road, Hawthorn Vic 3122



3 1 1

Rooms: 5
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$680,000 - $740,000
Median Unit Price
09/03/2022 - 08/03/2023: $585,500

Comparable Properties



8/175 Power St HAWTHORN 3122 (REI/VG)

2 1 1

Agent Comments

Price: $820,000
Method: Private Sale
Date: 23/01/2023
Property Type: Apartment



3/73 Riversdale Rd HAWTHORN 3122 (REI/VG)

2 1 1

Agent Comments

Price: $780,000
Method: Private Sale
Date: 20/10/2022
Property Type: Apartment



5/460 Glenferrie Rd HAWTHORN 3122 (REI/VG)

3 1 1

Agent Comments

Price: $740,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Apartment

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

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