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	807/1 Porter Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $630,000 & $690,000

Median sale price

Median price $615,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2024 to 31/03/2024 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	2/74-76 Rathmines Rd HAWTHORN EAST 3123	$712,500	31/05/2024
2	8/827a Burwood Rd HAWTHORN EAST 3123	$651,000	31/05/2024
3	19/11 Auburn Gr HAWTHORN EAST 3123	$625,000	15/04/2024

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: 09/07/2024 16:03

3 1 1

Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$630,000 - $690,000
Median Unit Price
March quarter 2024: $615,000

Comparable Properties



2/74-76 Rathmines Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $712,500
Method: Private Sale
Date: 31/05/2024
Property Type: Unit

Agent Comments



8/827a Burwood Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $651,000
Method: Private Sale
Date: 31/05/2024
Property Type: Apartment

Agent Comments



19/11 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $625,000
Method: Sold Before Auction
Date: 15/04/2024
Property Type: Unit

Agent Comments

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

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