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	5/44 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $595,000 Property Type Unit Suburb Hawthorn

Period - From 01/10/2020 to 30/09/2021 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	8/29 Elphin Gr HAWTHORN 3122	$560,000	14/07/2021
2	3/40 Liddiard St HAWTHORN 3122	$545,000	23/06/2021
3	4/14 The Boulevard HAWTHORN 3122	$505,500	10/07/2021

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: 04/11/2021 11:29

5/44 Elphin Grove, Hawthorn Vic 3122



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Property Type:
Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending September 2021: $595,000

Comparable Properties



8/29 Elphin Gr HAWTHORN 3122 (REI/VG)

2 1 1

Agent Comments

Price: $560,000
Method: Private Sale
Date: 14/07/2021
Property Type: Apartment



3/40 Liddiard St HAWTHORN 3122 (VG)

2 - -

Agent Comments

Price: $545,000
Method: Sale
Date: 23/06/2021
Property Type: Strata Unit/Flat



4/14 The Boulevard HAWTHORN 3122 (REI/VG)

2 1 -

Agent Comments

Price: $505,500
Method: Auction Sale
Date: 10/07/2021
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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