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	214/12 ALBERT STREET, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Range between $530,000 & $570,000

Median sale price

Median price	$635,000	Property type	Unit	Suburb	Hawthorn East
Period - From	01 April 2021	to	31 March 2022	Source	Pricefinder

Comparable property sales

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
2/20 VICTORIA GR, HAWTHORN EAST, VIC 3123	$555,000	12/03/2022
5/26 AUBURN GR, HAWTHORN EAST, VIC 3123	$545,000	21/12/2021
8/26 AUBURN GR, HAWTHORN EAST, VIC 3123	$559,000	19/12/2021

This Statement of Information was prepared on: 03/05/2022