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	212/2a Montrose Place, Hawthorn East Vic 3123

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 $675,000 Property type *unit* Suburb HAWTHORN EAST

Period - From 01 January 2020 to 31 December 2020 Source Price Finder

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
6/27 ELPHIN GR, HAWTHORN, VIC 3122	$541,000	13/03/2021
4 AUBURN GR, HAWTHORN EAST, VIC 3123	$550,000	06/01/2021
210/2 MONTROSE PL, HAWTHORN EAST, VIC 3123	$535,000	02/12/2020

This Statement of Information was prepared on: 25/03/2021