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	301/8 Montrose Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $560,000 & $616,000

Median sale price

Median price $666,000 Property type Unit Suburb Hawthorn East

Period - From 01/04/2020 to 31/03/2021 Source REIV

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
407/862 Glenferrie Rd HAWTHORN 3122	$650,000	05/03/2021
118/862 Glenferrie Rd HAWTHORN 3122	$635,000	17/03/2021
412/12 Albert St HAWTHORN EAST 3123	$508,000	03/04/2021

This Statement of Information was prepared on: 21/04/2021 16:58