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	5/60 Hawthorn Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between $350,000 & $380,000

Median sale price

Median price $560,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2023 to 31/03/2023 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	9/41 Riversdale Rd HAWTHORN 3122	$407,000	26/05/2023
2	16/23 Hawthorn Gr HAWTHORN 3122	$382,000	31/03/2023
3	10/34 Elphin Gr HAWTHORN 3122	$376,000	27/05/2023

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: 14/06/2023 10:47

5/60 Hawthorn Grove, Hawthorn Vic 3122



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000 - $380,000
Median Unit Price
March quarter 2023: $560,000

Comparable Properties



9/41 Riversdale Rd HAWTHORN 3122 (REI)

1 1 1

Price: $407,000
Method: Private Sale
Date: 26/05/2023
Property Type: Apartment

Agent Comments



16/23 Hawthorn Gr HAWTHORN 3122 (REI/VG)

1 1 1

Price: $382,000
Method: Private Sale
Date: 31/03/2023
Property Type: Apartment

Agent Comments



10/34 Elphin Gr HAWTHORN 3122 (REI)

1 1 1

Price: $376,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Unit

Agent Comments

Account - BigginScott | P: 03 9426 4000

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