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	119/12 Albert Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $360,000 & $380,000

Median sale price

Median price $565,000 Property Type Unit Suburb Hawthorn East

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	401/2a Montrose Pl HAWTHORN EAST 3123	$375,000	14/03/2023
2	205/849 Burwood Rd HAWTHORN EAST 3123	$331,000	10/03/2023
3	505/12 Albert St HAWTHORN EAST 3123	$325,000	17/02/2023

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: 16/05/2023 16:27

119/12 Albert Street, Hawthorn East Vic 3123



1 -

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$360,000 - $380,000
Median Unit Price
March quarter 2023: $565,000

Comparable Properties



401/2a Montrose Pl HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $375,000
Method: Private Sale
Date: 14/03/2023
Property Type: Unit

Agent Comments



205/849 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $331,000
Method: Private Sale
Date: 10/03/2023
Property Type: House

Agent Comments

505/12 Albert St HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $325,000
Method: Private Sale
Date: 17/02/2023
Property Type: Unit

Agent Comments

Account - BigginScott | P: 03 9426 4000

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