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	9/25 Isabella Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $568,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2023 to 30/06/2023 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	40/70 Church St HAWTHORN 3122	$625,000	12/08/2023
2	7/36-38 Elphin Gr HAWTHORN 3122	$617,500	24/07/2023
3	7/26 Hawthorn Glen HAWTHORN 3122	$610,000	24/06/2023

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: 06/09/2023 09:30

9/25 Isabella Grove, Hawthorn Vic 3122



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
June quarter 2023: $568,000

Comparable Properties



40/70 Church St HAWTHORN 3122 (REI)

2 1 1

Price: $625,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Apartment

Agent Comments



7/36-38 Elphin Gr HAWTHORN 3122 (REI)

2 1 1

Price: $617,500
Method: Private Sale
Date: 24/07/2023
Property Type: Apartment

Agent Comments



7/26 Hawthorn Glen HAWTHORN 3122 (REI/VG)

2 1 1

Price: $610,000
Method: Auction Sale
Date: 24/06/2023
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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