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	4/4 Mowbray Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $695,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2021 to 30/09/2021 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	2/34 Illawarra Rd HAWTHORN 3122	$880,000	15/10/2021
2	2/9 Clifton Rd HAWTHORN EAST 3123	$865,000	28/10/2021
3	4/7 Clifton Rd HAWTHORN EAST 3123	$864,000	21/09/2021

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: 11/11/2021 16:20

4/4 Mowbray Street, Hawthorn East Vic 3123

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3 1 2

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
September quarter 2021: $695,000

Comparable Properties



2/34 Illawarra Rd HAWTHORN 3122 (REI)

2 1 1

Price: $880,000
Method: Private Sale
Date: 15/10/2021
Property Type: Villa

Agent Comments



2/9 Clifton Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $865,000
Method: Private Sale
Date: 28/10/2021
Property Type: Unit

Agent Comments



4/7 Clifton Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $864,000
Method: Auction Sale
Date: 21/09/2021
Property Type: Unit

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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