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	

Indicative selling price

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

Range between \$540,000	&	\$580,000
-------------------------	---	-----------

Median sale price

Median price	\$568,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/01/2023	to	31/12/2023	9	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	116/369 High St KEW 3101	\$562,000	16/12/2023

2	5/508 Gienterrie Rd HAWTHORN 3122	\$545,000	03/10/2023
3	10/23 Auburn Gr HAWTHORN EAST 3123	\$530,000	18/11/2023

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:	27/03/2024 10:18







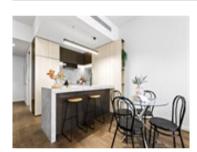


Rooms: 2

Property Type: Apartment Agent Comments

Indicative Selling Price \$540,000 - \$580,000 Median Unit Price Year ending December 2023: \$568,000

Comparable Properties



116/369 High St KEW 3101 (REI/VG)

— 1

• 1

6

Price: \$562,000 Method: Auction Sale Date: 16/12/2023

Property Type: Apartment

Agent Comments



5/508 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments

1



Price: \$545,000

Method: Sold Before Auction

Date: 03/10/2023

Property Type: Apartment



10/23 Auburn Gr HAWTHORN EAST 3123

(REI/VG)

į

6

6

Price: \$530,000 Method: Auction Sale Date: 18/11/2023 Property Type: Unit **Agent Comments**

Account - BigginScott | P: 03 9426 4000



