

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

11/41 Morang Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$425,000

&

\$465,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2024

to

30/06/2024

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	215/81 Riversdale Rd HAWTHORN 3122	\$465,000	11/07/2024
2	11/155 Power St HAWTHORN 3122	\$455,500	02/05/2024
3	10/41 Riversdale Rd HAWTHORN 3122	\$450,000	08/08/2024

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:

23/08/2024 11:45

11/41 Morang Road, Hawthorn Vic 3122

**Jellis
Craig**

Mackenzie Field

9810 5000

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MackenzieField@jellisrcraig.com.au

Indicative Selling Price

\$425,000 - \$465,000

Median Unit Price

June quarter 2024: \$565,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



215/81 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$465,000

Method: Private Sale

Date: 11/07/2024

Property Type: Unit



11/155 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$455,500

Method: Sold Before Auction

Date: 02/05/2024

Property Type: Apartment



10/41 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$450,000

Method: Private Sale

Date: 08/08/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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